

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$153,900	
Interior Architecture		\$159,400
Mechanical	\$704,700	\$92,100
<b>Total</b>	<b>\$858,600</b>	<b>\$251,500</b>
Importance Code A	\$153,900	
Importance Code B	\$704,700	\$251,500
<b>Total</b>	<b>\$858,600</b>	<b>\$251,500</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$200	\$5,200		
Interior Architecture	\$50,200			\$2,100
Electrical	\$200	\$4,400	\$200	\$200
Mechanical	\$4,200	\$1,500	\$3,200	\$1,400
Site Enclosure	\$3,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$62,100</b>	<b>\$15,100</b>	<b>\$7,300</b>	<b>\$7,700</b>
Importance Code A	\$1,000	\$6,100	\$800	\$800
Importance Code B	\$39,400	\$9,000	\$6,500	\$6,800
Importance Code C	\$21,800			
<b>Total</b>	<b>\$62,100</b>	<b>\$15,100</b>	<b>\$7,300</b>	<b>\$7,700</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$153,900	LIFE	**	5	\$22,700	
		Efflorescence, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Hallway By Elevator							
	Masonry: Limestone	10%			LIFE	**	5	\$1,900	
Windows									
	Aluminum	95%			2037	**	5	\$5,000	
	Wood	5%	Now	\$200	2037	**	5	\$1,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Toilet, Office							
Parapets									
	Metal Cornice	100%			2044	**	10		
Roof									
	Asphalt Shingle	70%			2032	\$46,900	10	\$2,000	
	Modified Bitumen	30%			2034	**	10	\$5,200	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$9,700	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Basement							
	Ceramic Tile	5%			2032	\$24,200	5	\$1,100	
	Vinyl Tile	75%	Now	\$31,900	2029	\$159,400	3	\$6,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Loose Units, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2032	\$39,500	5	\$1,300	
	Plaster	80%	Now	\$18,400	LIFE	**	5	\$6,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Hallway By Elevator, Meeting Room							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Hallway By Elevator							
	Wood	15%			LIFE	**	5	\$15,300	
Ceilings									
	Gypsum Board	10%			LIFE	**	5	\$2,800	
	Plaster	87%			LIFE	**	5	\$12,100	
	Wood	3%			LIFE	**	5	\$5,800	

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**ARLINGTON BRANCH LIBRARY**  
**Asset # : 13233**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Iron Picket	99%	Now	\$3,400	2049	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Front Of Building							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Front Of Building							
	Masonry: Brick	1%			2039	* *			
	Free Standing Walls								
	Masonry: Fieldstone	100%			2039	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2049	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	* *			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	90%			2034	* *			
	Masonry: Granite	10%			LIFE	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%			2034	* *			

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%			2039	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Main Service Disconnect Switches Rated At 400 Amperes And 200 Amperes.							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2039	* *	5	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- Vertical Section							
Raceway									
	Conduit	100%			2039	* *	1		
Panelboards									
	Fused Disc Sw	5%			2037	* *	5		
	Molded Case Bkrs	95%			2037	* *	5	\$400	
Wiring									
	Thermoplastic	100%			2039	* *	1		

Ground

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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	1%			2024	\$1,800	10	\$200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Incandescent	1%			2029	\$1,800	2		
LED	98%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$2,000	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	30%			2029	\$20,800	10		
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$800	
Terminal Devices								
Convactor/Radiator	100%			2027	\$92,100	1	\$5,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2023	\$643,500	2	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units In Basement</i>								

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**ARLINGTON BRANCH LIBRARY**  
**Asset # : 13233**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,100	
	Exhaust Fans								
	Interior	100%			2024	\$61,200	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Electric	100%			2028	\$15,200	4	\$100	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Boiler Room							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%	0-2	\$2,600	2039	**	4	\$300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							

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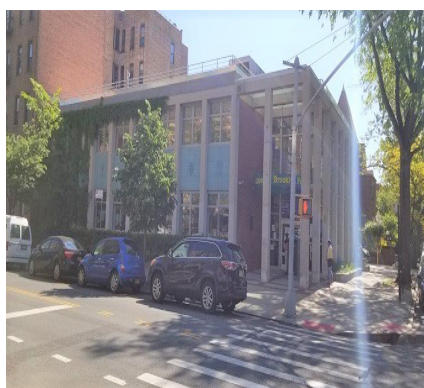
Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : BAY RIDGE BRANCH LIBRARY  
**Address** : 7223 RIDGE BOULEVARD @73RD STREET  
**Borough** : BROOKLYN **Agency's Number** : 28  
**Program / Asset #** : BPL0B28.000 / 13234 **Yr Built/Renovated** : 1961 / 2004  
**Area Sq Ft** : 16,506 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 14-May-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5907 **Lot** : 1 **BIN** : 3147279

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Mechanical		\$195,400
<b>Total</b>		<b>\$195,400</b>
Importance Code B		\$195,400
<b>Total</b>		<b>\$195,400</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$45,700		\$7,500	
Interior Architecture	\$64,400	\$2,800	\$2,200	\$600
Electrical	\$1,800	\$1,400	\$1,700	\$1,400
Mechanical	\$6,500	\$1,800	\$2,400	\$1,600
Site Pavements	\$1,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$123,700</b>	<b>\$9,900</b>	<b>\$17,800</b>	<b>\$7,500</b>
Importance Code A	\$46,500	\$800	\$8,300	\$800
Importance Code B	\$53,500	\$9,100	\$9,400	\$6,700
Importance Code C	\$23,700			
<b>Total</b>	<b>\$123,700</b>	<b>\$9,900</b>	<b>\$17,800</b>	<b>\$7,500</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	5%			LIFE	**	5	\$10,100	
	Masonry: Brick	70%			LIFE	**	5	\$30,300	
	Masonry: Limestone	5%	Now	\$2,700	LIFE	**	5	\$800	
	Broken/Missing Elements, Extent : Light, Area Affected : 1%								
	Location : Base Of Front Entry Pillars								
	Vegetation Growth, Extent : Moderate, Area Affected : 10%								
	Location : Along Ridge Boulevard								
	Metal Panel	5%			2052	**	5-10	\$7,400	
	Window Wall	15%			2052	**	5	\$12,200	
Windows									
	Aluminum	100%			2048	**	5	\$7,900	
Parapets									
	Masonry: Brick	70%			LIFE	**	5-10	\$16,400	
	Masonry: Limestone	5%			LIFE	**	5-10	\$2,100	
	Metal Panel	5%			2052	**	5	\$700	
	Metal Rail	20%			2045	**	5-10	\$12,400	
Roof									
	Copper/Terne	5%			2047	**	10	\$2,200	
	Modified Bitumen	93%			2040	**	10	\$16,600	
	Skylight, Metal/Glass	2%	4+	\$2,900	2042	**			
	Glazing Clouded, Extent : Moderate, Area Affected : 100%								
	Location : Skylight								
Soffits									
	Glass: Special Gauge	100%			LIFE	**	1		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$9,800	
	Ceramic Tile	5%			2041	**	5	\$1,100	
	Terrazzo	5%	0-2	\$2,900	LIFE	**	5	\$900	
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Entrance And Stairs								
	Vinyl Tile	80%			2037	**	3	\$6,700	
Interior Walls									
	Ceramic Tile	5%	Now	\$800	2041	**	5	\$700	
	Adhesion Failure, Extent : Moderate, Area Affected : 10%								
	Location : Basement Custodian Closet								
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Basement Custodian Closet								
	Concrete Masonry Unit	9%			LIFE	**	5	\$1,900	
	Glass: Single Pane	1%			LIFE	**	5	\$400	
	Gypsum Board	58%			LIFE	**	5-10	\$26,000	
	Masonry: Brick	10%			LIFE	**	10	\$800	
	Plaster	5%			LIFE	**	5-10	\$1,100	
	SGFT/Glazed Masonry	10%			LIFE	**	10	\$1,300	
	Wood	2%			LIFE	**	5	\$4,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2049	**	5	\$5,600	
		Staining/Discoloring, Extent : Light, Area Affected : 5%						
		Location : Main Room 1st And 2nd Floor						
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$2,800	
Gypsum Board	60%			LIFE	**	5-10	\$46,000	
Plaster	5%			LIFE	**	5-10	\$1,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
Free Standing Walls								
Masonry: Brick	100%			2052	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%	Now	\$1,400	2049	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 2%						
		Location : 73rd Street						
		Tripping Hazard, Extent : Moderate, Area Affected : 5%						
		Location : Corner Of 73rd Street And Ridge Boulevard						
Pavers/Stone	10%			2045	**			
On-Site Walkways								
Cast in Place Concrete	80%			2045	**			
Pavers/Stone	20%			2041	**			
Parking/Driveway								
Asphalt	85%			2041	**			
Cast in Place Concrete	15%			2045	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2052	**	5	\$400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Nameplate Rating Capacity									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2052	**	5	\$400	
Raceway									
Conduit		100%			2052	**	1		
Panelboards									
Fused Disc Sw		5%			2048	**	5		
Molded Case Bkrs		90%			2048	**	5	\$400	
Molded Case Bkrs		5%			2031	\$800	5		

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**BAY RIDGE BRANCH LIBRARY**  
**Asset # : 13234**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	100%			2052	**	1		
Motor Controllers									
	Locally Mounted	50%			2045	**	5	\$100	
	Locally Mounted	50%			2030	\$16,900	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$500	
Lighting									
Interior Lighting									
	LED	100%			2040	**			
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$2,000	
	Exit, LED	10%			2067	**	1		
	Exit, Service	40%			2037	**	1		
Exterior Lighting									
	LED	30%			2040	**			
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2037	**	1	\$4,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Hallways, Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Analog	100%			2037	**	1-3	\$10,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	**	1		
	Conversion Equipment								
	Furnace	60%			2032	\$24,500	1	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 3 Package Units							
	Hot Water Boiler	40%			2045	**	1	\$3,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							

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**Asset # : 13234**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	40%			2040	**	4	\$500	
	No Component	60%							
	Terminal Devices								
	Convactor/Radiator	30%			2045	**	1	\$1,600	
	Fan Coil Unit/Heat	10%			2037	**	1	\$500	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2032	\$195,400	2	\$900	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Roof					
				Explanation : 3 Package Units					
	Split Unit	10%			2032	\$37,000			
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 1 Unit In Roof					
	Terminal Devices								
	Fan Coil - 2 Pipe	10%			2037	**	1	\$500	
	No Component	90%							
	Heat Rejection								
	Dry Cooler	10%			2032	\$9,400	2	\$1,200	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600	
	Exhaust Fans								
	Roof	100%			2032	\$28,800	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater								
	Gas Fired	100%			2030	\$10,600	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : Basement To 2nd Floor*

*Explanation : 1 Unit*

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

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

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : BEDFORD BRANCH LIBRARY  
**Address** : 496 FRANKLIN AVE. @HANCOCK ST.  
**Borough** : BROOKLYN **Agency's Number** : 22  
**Program / Asset #** : BPL0B22.000 / 13235 **Yr Built/Renovated** : 1905 / 2005  
**Area Sq Ft** : 17,184 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 29-Apr-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1997 **Lot** : 32 **BIN** : 3057384

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$188,200	
Electrical		\$59,900
Mechanical		\$441,900
<b>Total</b>	<b>\$188,200</b>	<b>\$501,800</b>
Importance Code A	\$188,200	
Importance Code B		\$501,800
<b>Total</b>	<b>\$188,200</b>	<b>\$501,800</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$140,200		\$700	
Interior Architecture	\$125,700		\$600	\$6,100
Electrical	\$10,400	\$500	\$500	\$600
Mechanical	\$21,500	\$2,500	\$3,200	\$2,100
Site Enclosure	\$4,900			
Site Pavements	\$2,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$309,400</b>	<b>\$7,000</b>	<b>\$9,000</b>	<b>\$12,800</b>
Importance Code A	\$141,000	\$900	\$1,500	\$900
Importance Code B	\$122,700	\$6,100	\$7,400	\$10,900
Importance Code C	\$45,700			\$1,000
<b>Total</b>	<b>\$309,400</b>	<b>\$7,000</b>	<b>\$9,000</b>	<b>\$12,800</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	15%	Now	\$39,000	LIFE	* *	5	\$38,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Chimney							
		Crazing, Extent : Moderate, Area Affected : 10%							
		Location : Chimney							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Chimney							
	Masonry: Brick	85%	Now	\$188,200	LIFE	* *	5	\$27,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$32,600	2040	* *	5	\$1,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Hardware Missing, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$5,200	LIFE	* *	5	\$2,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
	Masonry: Brick	80%	Now	\$19,000	LIFE	* *	5	\$2,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout Interior Face							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Over Classroom 2							
	Metal Panel	10%			2052	* *	5	\$1,400	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	25%			2035	**	10	\$700	
	Single Ply Membrane	75%	Now	\$44,300	2037	**			
Drains Clogged, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 2%									
Location : At Drains									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over 2nd Floor									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	23%			2028	\$75,600	3	\$10,600	
	Cast in Place Concrete	5%			LIFE	**	5	\$5,000	
	Ceramic Tile	5%			2041	**	5	\$1,100	
	Marble Panels	2%			LIFE	**	5	\$700	
	Vinyl Tile	65%	Now	\$42,700	2037	**	3	\$5,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : First Floor									
Loose Units, Extent : Moderate, Area Affected : 30%									
Location : First Floor And Mezzanine									
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$2,100	
	Concrete Masonry Unit	2%	Now	\$1,000	LIFE	**	5	\$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Mechanical Room Near Auditorium									
	Gypsum Board	40%			LIFE	**	5-10	\$28,300	
	Masonry: Brick	5%			LIFE	**	10	\$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : At Areaways									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Foundation Wall At Boiler Room Corridor									
	Plaster	48%	Now	\$18,000	LIFE	**	5	\$6,000	
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Throughout Basement									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings	AcousTileSusp.Lay-In	5%			2045	**	5	\$1,100	
				Staining/Discoloring, Extent : Light, Area Affected : 2%					
				Location : Throughout					
	Gypsum Board	45%			LIFE	**	5-10	\$35,500	
	Plaster	50%	Now	\$16,900	LIFE	**	5	\$7,200	
				Horizontal Cracks, Extent : Moderate, Area Affected : 5%					
				Location : Classroom 3					
				Staining/Discoloring, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Mezzanine, 2nd Floor Classrooms 2 And 4					
Site Enclosure									
Fence/Gates	Chain Link	50%			2052	**			
	Iron Picket	50%	0-2	\$4,900	2052	**			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 10%					
				Location : Throughout					
				Deteriorated Finish, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
Retaining Walls	Cast in Place Concrete	25%			2052	**			
	Masonry: Brick	75%			2042	**			
Site Pavements									
Public Sidewalk	Cast in Place Concrete	100%			2045	**			
On-Site Walkways	Cast in Place Concrete	70%			2045	**			
	Masonry: Granite	25%	4+	\$2,800	LIFE	**			
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%					
				Location : Main Entrance					
	Pavers/Stone	5%			2041	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2045	**			
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : South Side					
Activity Yard									
	Cast in Place Concrete	75%			2045	**			
	Pavers/Stone	25%			2041	**			

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

Under 600 Volts

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2052	**	5	\$500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement									
Explanation : One 600 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2052	**	5	\$500	
Raceway									
	Conduit	70%			2052	**	1		
	Conduit	30%			2032	\$10,500	1		
Panelboards									
	Fused Disc Sw	5%			2048	**	5		
	Molded Case Bkrs	85%			2048	**	5	\$400	
	Molded Case Bkrs	10%			2031	\$1,700	5		
Wiring									
	Braided Cloth	30%	2-4	\$9,300	2057	**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Insulation Aged									
	Thermoplastic	70%			2052	**	1		
Motor Controllers									
	Locally Mounted	100%			2045	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	60%			2037	**	10	\$9,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	40%			2037	**	10	\$6,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-5 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$2,100	
	Exit, LED	30%			2060	**	1		
	Exit, Service	20%			2037	**	1		
Exterior Lighting									
	HID	60%			2037	**	10		
	No Component	40%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2037	**	1	\$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.

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

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$59,900

1-3

\$3,300

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

## Heating

## Energy Source

Natural Gas

100%

2052

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2049

\* \*

1

\$8,500

*Recent Replace Evident, Extent : N/A, Area Affected : 100%**Location : Basement**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : One Gas Fired Hot Water Boiler*

## Distribution

Hot Wtr Piping/Pump

2%

Now

\$600

2057

\* \*

4

*Not Insulated, Extent : Moderate, Area Affected : 30%**Location : Basement*

Hot Wtr Piping/Pump

98%

2048

\* \*

4

\$1,200

## Terminal Devices

Air Handler

30%

2032

\$76,100

1

\$3,200

Convactor/Radiator

70%

2037

\* \*

1

\$3,900

## Air Conditioning

## Energy Source

Electricity

100%

2048

\* \*

1

## Conversion Equipment

Interior Pkg Unit -

Cooling

25%

0-2

\$8,400

2030

\$168,700

2

\$200

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Air Conditioning Room**Explanation : Inefficient Units. 3 Portable Units Being Used In Main Floor.*

Exterior Pkg Unit -

Cooling

60%

0-2

\$4,400

2032

\$87,700

2

\$500

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof. 2 Units**Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : Inefficient Units*

Split Unit

15%

2032

\$57,800

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Fan Coil - 2 Pipe	15%			2032	\$51,500	1	\$800	
	No Component	85%							
Heat Rejection									
	Air Cooled Condenser Unit	15%			2032	\$5,500	2	\$1,800	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,200	
Exhaust Fans									
	Interior	40%			2032	\$25,700	2	\$200	
	Roof	60%			2032	\$18,000	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2042	* *	1		
	Brass/Copper	30%			2042	* *	1		
Water Heater									
	Gas Fired	100%			2027	\$11,000	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Submersible	100%			2023	\$600	4	\$500	
Backflow Preventer									
	No Component	90%							
	Generic	10%			2040	* *	1	\$100	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : Backflow Preventer Serves Boiler Only								
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : One Unit								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : **BOROUGH PARK BRANCH LIBRARY**  
**Address** : **1265 43RD ST. @13TH AVENUE**  
**Borough** : **BROOKLYN** **Agency's Number** : **25**  
**Program / Asset #** : **BPL0B25.000 / 13236** **Yr Built/Renovated** : **1955 / 2003**  
**Area Sq Ft** : **19,594** **Project Type** : **BROOKLYN PUBLIC LIBRARY**  
**Date of Survey** : **14-Apr-2021** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1,2**  
**Block** : **5598** **Lot** : **48** **BIN** : **3135907**

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$222,400	
Interior Architecture		\$220,300
Mechanical	\$143,100	\$438,600
<b>Total</b>	<b>\$365,500</b>	<b>\$659,000</b>
Importance Code A	\$277,900	
Importance Code B	\$87,500	\$659,000
<b>Total</b>	<b>\$365,500</b>	<b>\$659,000</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$54,500			
Interior Architecture	\$51,400			\$4,600
Electrical	\$4,500	\$1,300	\$1,700	\$1,400
Mechanical	\$11,700	\$2,000	\$6,100	\$1,700
Site Pavements	\$2,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$128,400</b>	<b>\$7,300</b>	<b>\$11,700</b>	<b>\$11,700</b>
Importance Code A	\$54,700	\$1,000	\$1,000	\$1,000
Importance Code B	\$49,800	\$6,300	\$10,700	\$9,600
Importance Code C	\$23,800			\$1,100
<b>Total</b>	<b>\$128,400</b>	<b>\$7,300</b>	<b>\$11,700</b>	<b>\$11,700</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	94%	Now	\$89,400	LIFE	* *	5	\$26,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : East Side And Bulkhead Stair							
		Explanation : Tarps To Prevent Water Infiltration							
	Masonry: Granite	3%	2-4	\$5,600	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Front Facade							
	Masonry: Limestone	3%			LIFE	* *	5	\$1,300	
Windows									
	Aluminum	100%	Now	\$17,800	2048	* *	5	\$1,900	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Stairwell							
		Unit Inoperable, Extent : Moderate, Area Affected : 2%							
		Location : Front Facade							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : North Side							
Parapets									
	Masonry: Brick	95%	Now	\$133,000	LIFE	* *	5	\$2,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : Interior Face							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Above Second Floor Windows							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Explanation : Covered With Tarp To Prevent Water Infiltration							
	Masonry: Limestone	5%	Now	\$3,500	LIFE	* *	5	\$200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Explanation : Covered With Tarp To Prevent Water Infiltration							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	95%	Now	\$26,900	2037	* *			
		Ponding, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Roof Flashing Around Stair							
	Skylight, Metal/Glass	5%			2052	* *	10	\$3,100	
Soffits									
	Cement - Fiber Panel	100%			2032		10		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$6,100	
	Ceramic Tile	5%			2041	* *	5	\$1,400	
	Terrazzo	5%			LIFE	* *	5	\$2,200	
	Vinyl Tile	5%	0-2	\$6,600	2032	\$13,300	3	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Vinyl Tile	78%			2032	\$207,100	3	\$10,900	
	Wood	2%			2047	* *	5	\$1,000	
Interior Walls									
	Ceramic Tile	5%			2041	* *	5	\$2,100	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$1,700	
	Glass: Single Pane	2%			LIFE	* *	5	\$1,300	
	Gypsum Board	50%	Now	\$2,000	LIFE	* *	5	\$12,700	
		Paint Peeling, Extent : Moderate, Area Affected : 10%							
		Location : Office And Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Office And Basement							
	Masonry: Brick	5%	0-2	\$1,900	LIFE	* *			
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Stair							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Stair							
	Marble Panels	3%			LIFE	* *	10	\$500	
	Plaster	25%	Now	\$9,500	LIFE	* *	5	\$3,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Staff Stair							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Staff Stair							
	Wood	5%			LIFE	* *	5	\$17,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Interior									
Ceilings									
	AcousTileSusp.Lay-In	10%	Now	\$500	2045	* *	5	\$1,400	
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Basement							
	Exposed Struc: Concrete	10%			LIFE	* *	5-10	\$3,600	
	Gypsum Board	65%	0-2	\$4,200	LIFE	* *	5	\$23,100	
		Water Penetration, Extent : Light, Area Affected : 2%							
		Location : Assembly							
	Plaster	15%	Now	\$6,300	LIFE	* *	5	\$2,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Staff Stair							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Staff Stair							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2052	* *			
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Free Standing Walls								
	Masonry: Brick	100%			2052	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2067	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$2,300	2045	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	100%			2045	* *			
	Parking/Driveway								
	Cast in Place Concrete	100%			2045	* *			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$1,700	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$36,200	5	\$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.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	10%			2052	* *	1		
	Conduit	90%			2032	\$31,600	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$800	5		
	Molded Case Bkrs	75%			2048	* *	5	\$400	
	Molded Case Bkrs	20%			2031	\$3,400	5	\$100	
Wiring									
	Thermoplastic	40%			2032	\$12,400	1		
	Thermoplastic	60%			2052	* *	1		
Motor Controllers									
	Locally Mounted	100%			2037	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$600	
Lighting									
Interior Lighting									
	Fluorescent	15%			2027	\$33,000	10	\$2,700	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : T-12 Lamps								
	LED	85%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$2,400	
	Exit, Service	50%			2037	* *	1		
Exterior Lighting									
	LED	30%			2037	* *			
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2037	* *	1	\$2,200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Hallways And Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$12,100	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns								

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Furnace	30%			2037	**	1	\$2,900	
	Other Observation, Extent : Light, Area Affected : 20%							
	Location : Roof							
	Explanation : Rooftop Package Units							
Hot Water Boiler	70%	0-2	\$55,500	2045	**	1	\$6,100	
	Corroded, Extent : Severe, Area Affected : 60%							
	Location : Basement Boiler Room							
	Other Observation, Extent : Light, Area Affected : 60%							
	Location : Basement Boiler Room							
	Explanation : 1 Unit							
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$5,200	
Hot Wtr Piping/Pump	70%			2040	**	4	\$1,000	
Terminal Devices								
Convactor/Radiator	50%			2030	\$55,100	1	\$3,200	
Fan Coil Unit/Heat	10%			2027	\$30,800	1	\$600	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2026	\$87,500	2	\$200	
	R-22 Refrigerant, Extent : Light, Area Affected : 20%							
	Location : 1 Unit Basement Boiler Room							
Ext Pkg Unit - Heating/Cooling	40%			2027	\$103,100	2	\$500	
	Obsolete Equipment, Extent : Moderate, Area Affected : 40%							
	Location : Roof							
	R-22 Refrigerant, Extent : Light, Area Affected : 40%							
	Location : 1 Unit On Roof							
Ext Pkg Unit - Heating/Cooling	40%			2037	**	2	\$500	
	Other Observation, Extent : Light, Area Affected : 40%							
	Location : Roof							
	Explanation : 1 Rooftop Package Unit, R-410a							
Terminal Devices								
Air Handler/Dir Expansion	80%			2032	\$184,100	1		
Fan Coil - 4 Pipe	20%			2027	\$96,400	1	\$1,300	
Heat Rejection								
Air Cooled Condenser Unit	80%			2027	\$33,200	2	\$10,900	
No Component	20%							

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$17,300	
Exhaust Fans								
	Interior	30%		2032	\$22,000	2	\$200	
	Roof	70%		2037	* *	2	\$400	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2042	* *	1		
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor								
Explanation : No Hot Water At Circulation Pump, Causing Delay To Circulating Hot Water On Top Floor.								
Water Heater								
	Gas Fired	100%		2030	\$12,600	2	\$300	
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	* *	1		
Backflow Preventer								
	Generic	100%		2037	* *	1	\$1,200	
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%		LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit Goes Down Very Often.								

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Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

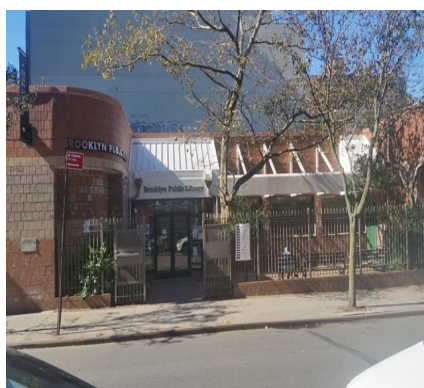
**Asset Name** : BRIGHTON BEACH BRANCH LIBRARY  
**Address** : 16 BRIGHTON FIRST ROAD @BRIGHTON BEACH AVE.  
**Borough** : BROOKLYN **Agency's Number** : 24  
**Program / Asset #** : BPL0B24.000 / 13237 **Yr Built/Renovated** : 1992 / 2016  
**Area Sq Ft** : 12,166 **Project Type** : BROOKLYN PUBLIC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

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$9,700	\$33,500	\$900	
Interior Architecture			\$2,000	
Electrical	\$300	\$500	\$400	\$400
Mechanical	\$1,900	\$1,300	\$2,500	\$1,300
<b>Total</b>	<b>\$11,900</b>	<b>\$35,300</b>	<b>\$5,900</b>	<b>\$1,700</b>
Importance Code A	\$10,300	\$34,100	\$1,500	\$600
Importance Code B	\$1,600	\$1,200	\$4,400	\$1,100
Importance Code C				
<b>Total</b>	<b>\$11,900</b>	<b>\$35,300</b>	<b>\$5,900</b>	<b>\$1,700</b>



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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	2%			LIFE	**	5	\$300	
	Masonry: Brick	98%			LIFE	**	5	\$21,100	
Windows									
	Aluminum	100%			2045	**	5	\$1,800	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$2,900	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Concrete Masonry Unit	90%			LIFE	**	5	\$3,900	
Roof									
	Single Ply Membrane	98%			2034	**	10	\$33,400	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Roof							
	Skylight, Metal/Glass	2%			2049	**	10	\$2,300	
Soffits									
	Exposed Struc: Steel	98%	4+	\$9,700	LIFE	**	5	\$2,900	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Window Lintels And Relief Angles							
	Stucco Cement	2%			2034	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Quarry Tile	5%			2042	**	5	\$1,400	
	Vinyl Tile	90%			2034	**	3	\$6,100	
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$600	
	Glass: Single Pane	5%			LIFE	**	5	\$500	
	Glazed Ceramic Panel	5%			LIFE	**			
	Gypsum Board	80%			LIFE	**	5	\$6,600	
Ceilings									
	AcousTileSusp.Lay-In	60%			2042	**	5	\$10,900	
	Gypsum Board	40%			LIFE	**	5	\$9,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2064	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
Parking/Driveway									
	Asphalt	100%			2038	**			
Activity Yard									
	Pavers/Stone	100%			2038	**			

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

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

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%			2039	**	5	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : Main Service Disconnect Switch Rated At 400 Amperes					
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2039	**	5	\$300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : 1- Vertical Section					
	Raceway								
	Conduit	80%			2039	**	1		
	Conduit	20%			2055	**	1		
	Panelboards								
	Fused Disc Sw	10%			2051	**	5		
	Molded Case Bkrs	80%			2037	**	5	\$300	
	Molded Case Bkrs	10%			2051	**	5		
	Wiring								
	Thermoplastic	80%			2039	**	1		
	Thermoplastic	20%			2055	**	1		
	Motor Controllers								
	Locally Mounted	50%			2034	**	5		
	Variable Frequency Drive	50%			2046	**			
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	LED	100%			2037	**			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : LED Light Fixtures					
	Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$1,500	
	Exit, Service	50%			2037	**	1		
	Exterior Lighting								
	LED	30%			2037	**			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	**	1	\$1,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Inside And Outside					
				Explanation : CCTV Surveillance Cameras					

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

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

\* \*

1-3

\$2,200

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

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

## Heating

## Energy Source

Natural Gas

100%

2049

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2046

\* \*

1

\$6,000

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

## Distribution

Hot Wtr Piping/Pump

100%

2051

\* \*

4

\$900

## Terminal Devices

Air Handler

70%

2037

\* \*

1

\$5,300

Convactor/Radiator

25%

2046

\* \*

1

\$1,000

Unit Heater - Steam

5%

2037

\* \*

4

\$100

## Air Conditioning

## Energy Source

Electricity

100%

2045

\* \*

1

## Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100%

2033

\* \*

2

\$700

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$6,800

## Exhaust Fans

Interior

90%

2037

\* \*

2

\$300

Roof

10%

2029

\$2,100

2

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2049

\* \*

1

## Water Heater

Gas Fired

100%

2027

\$7,800

2

\$200

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
	Backflow Preventer							
	Generic	100%		2029	\$3,200	1	\$700	
Fixtures								
	Generic	100%						

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

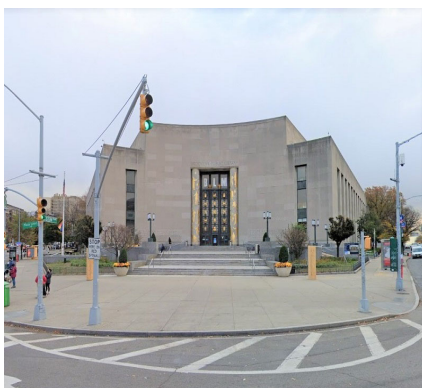
Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$2,032,200	\$558,300
Interior Architecture	\$2,040,900	\$3,837,400
Electrical		\$1,717,700
Mechanical	\$86,700	\$12,688,900
Site Pavements	\$72,400	
<b>Total</b>	<b>\$4,232,200</b>	<b>\$18,802,300</b>
Importance Code A	\$2,032,200	\$558,300
Importance Code B	\$1,105,400	\$17,644,400
Importance Code C	\$1,094,700	\$599,600
<b>Total</b>	<b>\$4,232,200</b>	<b>\$18,802,300</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$65,200			
Interior Architecture	\$74,400		\$66,900	\$25,700
Electrical	\$62,900	\$7,800	\$10,600	\$10,600
Mechanical	\$234,100	\$112,600	\$193,100	\$115,800
Site Enclosure	\$2,500			
Site Pavements	\$44,800			
Elevators/Escalators	\$41,300	\$41,300	\$41,300	\$41,300
<b>Total</b>	<b>\$525,000</b>	<b>\$161,700</b>	<b>\$311,800</b>	<b>\$193,400</b>
Importance Code A	\$99,800	\$34,700	\$34,700	\$34,700
Importance Code B	\$314,800	\$127,100	\$277,200	\$158,700
Importance Code C	\$110,400			
<b>Total</b>	<b>\$525,000</b>	<b>\$161,700</b>	<b>\$311,800</b>	<b>\$193,400</b>



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

## BROOKLYN PUBLIC LIBRARY - 038

## BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Bronze/Brass	2%			LIFE	**	10	\$68,300		
Cast in Place Concrete	2%			LIFE	**	5	\$43,700		
Masonry: Granite	5%	Now	\$156,800	LIFE	**	5	\$8,200		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Masonry: Limestone	62%	0-2	\$398,800	LIFE	**	5	\$101,600		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%									
Location : Throughout									
Metal Panel	5%			2052	**	5-10	\$75,100		
Metal Coiling Doors	2%			2037	**	5	\$13,700		
Pre-Cast Concrete	10%	Now	\$87,700	LIFE	**	5	\$71,000		
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Stucco Cement	9%	Now	\$69,100	2045	**	5	\$24,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Garage Walls									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : At Overhead Doors Facing Parking Area									
Explanation : Corroded Steel Lintels									
Window Wall	3%			2052	**	5	\$24,600		
Windows									
Aluminum	15%			2048	**	5	\$7,500		
Bronze/Brass	60%	Now	\$637,900	2040	**	5	\$94,100		
Air Infiltration, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Glass Block	10%			LIFE	**	5	\$6,300		
Steel	15%	Now	\$477,200	2057	**	5	\$47,000		
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%									
Location : Tower Stairs, Sections Of South Facades									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Tower Stairs, Sections Of South Facades									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Tower Stairs, Sections Of South Facades									
Parapets									
Masonry: Limestone	65%			LIFE	**	5-10	\$152,100		
Pre-Cast Concrete	25%			LIFE	**	5	\$60,400		
Stucco Cement	10%	Now	\$6,000	2045	**	5	\$2,500		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

## BROOKLYN PUBLIC LIBRARY - 038

## BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%			2037	**	10	\$237,000	
Soffits									
	Masonry: Limestone	5%			LIFE	**	5	\$400	
	Stucco Cement	95%			2037	**	5	\$13,700	
Interior									
Floors									
	Carpet	5%			2031	\$398,800	3	\$38,600	
	Cast in Place Concrete	12%			LIFE	**	5	\$270,200	
	Ceramic Tile	5%			2035	**	5	\$25,700	
	Terrazzo	13%			LIFE	**	5	\$104,500	
	Vinyl Tile	25%			2037	**	3	\$48,300	
	Vinyl Tile 9" X 9"	40%	0-2	\$275,300	2032	\$2,752,800	3	\$77,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Various Book Stack Areas									
Patching Evident, Extent : Light, Area Affected : 25%									
Location : Various Book Stack Areas									
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**	10	\$231,000	
	Concrete Masonry Unit	5%			LIFE	**	5	\$37,000	
	Glass: Single Pane	5%			LIFE	**	5	\$69,300	
	Gypsum Board	20%			LIFE	**	5-10	\$314,100	
	Masonry: Brick	5%			LIFE	**	10	\$13,900	
	Marble Panels	2%			LIFE	**	10	\$7,400	
	Plaster	43%			LIFE	**	5-10	\$337,700	
	Wood	10%			LIFE	**	5	\$739,100	
Ceilings									
	AcousTileConcealSpLn	35%	4+	\$172,200	2045	**	5	\$109,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Various Book Stack Areas									
	AcousTileSusp.Lay-In	10%			2045	**	5	\$50,100	
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$62,600	
	Gypsum Board	15%			LIFE	**	5-10	\$258,400	
	Plaster	30%			LIFE	**	5-10	\$258,400	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2052	**			
Retaining Walls									
	Cast in Place Concrete	8%	Now	\$2,500	2052	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Rear Parking Area									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Rear Parking Area									
Explanation : This Is Actually A Limestone Clad Wall									
	Cast in Place Concrete	92%			2052	**			
Site Pavements									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$8,700	2037		* *		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Various Locations On Flatbush Avenue Side</i>									
On-Site Walkways									
	Cast in Place Concrete	35%	Now	\$30,000	2037		* *		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North Gate Entrance</i>									
	Masonry: Granite	65%	Now	\$72,400	LIFE		* *		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Entry Plaza</i>									
Parking/Driveway									
	Asphalt	95%	0-2	\$4,200	2035		* *		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Driveway Entry Area On Flatbush Avenue Side</i>									
	Cast in Place Concrete	5%	Now	\$1,800	2037		* *		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Parking Area By Drain</i>									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2052	* *	5	\$9,200	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 4,000 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2045	* *	5	\$1,300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 500 Kilovolt-ampere 208/120 Pri - 480 Sec									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2052	* *	5	\$9,200	
Raceway									
	Conduit	80%			2032	\$218,700	1		
	Conduit	20%			2052	* *	1		
Panelboards									
	Fused Disc Sw	10%			2048	* *	5	\$800	
	Molded Case Bkrs	60%			2031	\$98,000	5	\$5,500	
	Molded Case Bkrs	30%			2048	* *	5	\$2,800	
Wiring									
	Thermoplastic	50%			2032	\$137,100	1		
	Thermoplastic	50%			2052	* *	1		

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

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## BROOKLYN PUBLIC LIBRARY - 038

## BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	70%			2030	\$513,500	5	\$1,700	
	Variable Frequency Drive	30%			2045	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$10,300	
Stand-by Power									
	Transfer Switches								
	Under Construction	100%							
	Generators								
	Under Construction	100%							
	Batteries								
	Under Construction	100%							
	Fuel Storage								
	Under Construction	100%							
Lighting									
	Interior Lighting								
	Fluorescent	35%			2037	**	10	\$112,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2027	\$212,700	10	\$16,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2027	\$425,400	10	\$32,100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	50%			2040	**			
	Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$42,200	
	Exit, Battery	50%			2037	**	10	\$11,800	
	Exterior Lighting								
	Fluorescent	1%			2032	\$13,600	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Roofs							
	LED	24%			2040	**			
	No Component	75%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	**	1	\$39,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							

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

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

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

**Alarm**

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2037

\* \*

1-3

\$43,100

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

**Heating**

Energy Source

Interruptible Gas/Dual  
Fuel

100%

2052

\* \*

1

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

Conversion Equipment

Steam Boiler

100%

2045

\* \*

1

\$346,600

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

Distribution

Steam Piping/Pump

100%

2042

\* \*

Terminal Devices

Air Handler

60%

2027

\$3,357,300

1

\$129,900

Convactor/Radiator

40%

2037

\* \*

1

\$45,200

**Air Conditioning**

Energy Source

Electricity

100%

2040

\* \*

1

Conversion Equipment

Reciprocating

70%

2032

\$2,364,300

1

\$113,600

Compr/Chiller

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

15%

2032

\$483,400

2

\$3,200

Split Unit

15%

2037

\* \*

Distribution

CW &amp; CHW Wtr

100%

2042

\* \*

4

\$17,300

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2032

\$4,462,900

1

\$216,400

Heat Rejection

Air Cooled Condenser

15%

2032

\$120,300

2

\$36,600

Unit

Water Cooling Tower

85%

2033

\* \*

2

\$299,400

**Ventilation**

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

## BROOKLYN PUBLIC LIBRARY - 038

## BROOKLYN CENTRAL LIBRARY

Asset # : 2136

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$309,000	
	Exhaust Fans								
	Interior	95%			2027	\$1,344,900	2	\$10,200	
	Roof	5%			2032	\$33,000	2	\$500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2037	**	1		
	Water Heater								
	Gas Fired	100%	Now	\$48,500	2032	\$242,700	2	\$4,100	
	Broken, Extent : Severe, Area Affected : 100%								
	Location : Sub-basement								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$60,700	4	\$11,100	
	Sewage Ejector(s)								
	Compressed Air	100%			2032	\$74,200	4	\$5,300	
	Backflow Preventer								
	Generic	100%			2037	**	1	\$21,400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Various Locations								
	Explanation : Seven Units								
	Escalators								
	Under 20' Rise	100%			LIFE	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st To 2nd Floor								
	Explanation : Two Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2052	**	1-5	\$176,500	
	Sprinkler								
	No Component	60%							
	Generic	40%			2052	**	1-2	\$39,200	
	Chemical System								
	No Component	95%							
	Generic	5%			2027	\$1,600	1-3	\$200	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Parking Lot								
	Explanation : For Gas Filing Station								

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

Estimates are rounded to the nearest hundred dollars.

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

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

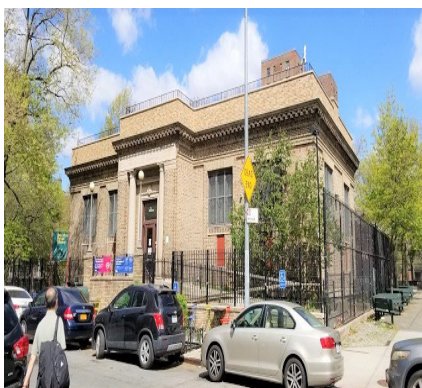
Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

Asset Name : **BROWNSVILLE BRANCH LIBRARY**  
Address : **61 GLENMORE AVE. @WATKINS ST.**  
Borough : **BROOKLYN** Agency's Number : **27**  
Program / Asset # : **BPL0B27.000 / 13238** Yr Built/Renovated : **1908 / 2012**  
Area Sq Ft : **10,500** Project Type : **BROOKLYN PUBLIC LIBRARY**  
Date of Survey : **30-Apr-2021** Landmark Status : **NONE**  
Areas Surveyed : **Basement, Roof, Floors 1,Mez**  
Block : **3489** Lot : **150** BIN : **3080669**

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical		\$117,900
Mechanical		\$350,700
<b>Total</b>		<b>\$468,600</b>
Importance Code B		\$468,600
<b>Total</b>		<b>\$468,600</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$52,700	\$8,200		
Interior Architecture	\$77,100			\$2,900
Electrical	\$15,500	\$200	\$300	\$400
Mechanical	\$4,500	\$2,600	\$1,900	\$2,300
Site Enclosure	\$900			
Site Pavements	\$1,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$156,200</b>	<b>\$15,000</b>	<b>\$6,100</b>	<b>\$9,500</b>
Importance Code A	\$53,300	\$8,800	\$500	\$500
Importance Code B	\$70,100	\$6,200	\$5,600	\$8,300
Importance Code C	\$32,800			\$700
<b>Total</b>	<b>\$156,200</b>	<b>\$15,000</b>	<b>\$6,100</b>	<b>\$9,500</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$42,000	
Efflorescence, Extent : Light, Area Affected : 5%									
Location : Throughout									
Staining/Discoloring, Extent : Light, Area Affected : 20%									
Location : Throughout									
	Masonry: Granite	5%			LIFE	**	5	\$1,900	
	Masonry: Limestone	10%	Now	\$6,100	LIFE	**	5	\$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Rear Window Sills									
Windows									
	Aluminum	100%			2048	**	5	\$2,900	
Parapets									
	Masonry: Brick	50%			LIFE	**	5-10	\$9,900	
	Metal Rail	40%			2049	**	5-10	\$21,000	
	Pre-Cast Concrete	10%			LIFE	**	5	\$3,600	
Roof									
	Modified Bitumen	100%	2-4	\$13,000	2037	**			
Ponding, Extent : Light, Area Affected : 10%									
Location : Roof									
Soffits									
	Masonry: Brick	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$16,200	
	Ceramic Tile	5%			2041	**	5	\$900	
	Vinyl Tile	75%	Now	\$26,500	2037	**	3	\$5,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Mezzanine									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Recent Repair Evident, Extent : N/A, Area Affected : 10%									
Location : 1st Floor									
Uneven Substrate, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$1,400	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,100	
	Gypsum Board	50%			LIFE	**	5-10	\$23,300	
	Masonry: Brick	10%	Now	\$12,000	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout Basement									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Water Meter Room And Rear Office In Basement									
	Plaster	30%	Now	\$3,700	LIFE	**	5	\$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Basement And Southwest Corner 1st Floor									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Southwest Corner									
Ceilings									
	Gypsum Board	25%	Now	\$1,000	LIFE	**	5	\$5,800	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Ceiling Below Mezzanine Floor									
	Plaster	75%	Now	\$10,200	LIFE	**	5	\$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout Basement									
Staining/Discoloring, Extent : Light, Area Affected : 5%									
Location : 1st Floor Southwest Corner									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2067	**			
Retaining Walls									
	Cast in Place Concrete	25%			2052	**			
	Masonry: Brick	75%	Now	\$900	2052	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Ramp									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
	Cast in Place Concrete	75%			2045	**			
	Pavers/Stone	25%	Now	\$1,200	2041	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Front Entry Steps									
Parking/Driveway									
	Cast in Place Concrete	100%	0-2	\$400	2037	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Driveway									

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$1,700	5	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 200 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$36,200	5	\$300	
	Raceway								
	Conduit	100%			2032	\$35,200	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$800	5		
	Molded Case Bkrs	95%			2031	\$15,900	5	\$300	
	Wiring								
	Braided Cloth	30%	2-4	\$9,300	2057	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	70%			2032	\$21,800	1		
	Motor Controllers								
	Locally Mounted	100%			2030	\$33,900	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2027	\$70,700	10	\$5,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-12 Lamps							
	Fluorescent	35%			2032	\$41,300	10	\$3,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2032	\$5,900	10	\$500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	50%			2032	\$7,900	10	\$1,300	
	Exit, Service	50%			2032	\$800	1		
	Exterior Lighting								
	HID	20%			2032	\$8,900	10		
	No Component	80%							

**Alarm**

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

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

## Alarm

## Security System

No Component

70%

Generic

30%

2037

\* \*

1

\$1,200

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

## Fire/Smoke Detection

No Component

80%

Generic, Analog

20%

2037

\* \*

1-3

\$1,300

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas**Explanation : Alarm Bells And Pull Stations Only*

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

## Heating

## Energy Source

Natural Gas

100%

2052

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2045

\* \*

1

\$5,200

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

## Distribution

Hot Wtr Piping/Pump

100%

2040

\* \*

4

\$800

## Terminal Devices

Air Handler

40%

2027

\$62,000

1

\$2,600

Convactor/Radiator

60%

2037

\* \*

1

\$2,000

## Air Conditioning

## Energy Source

Electricity

100%

2048

\* \*

1

## Conversion Equipment

Interior Pkg Unit - Cooling

70%

2030

\$288,700

2

\$500

*Other Observation, Extent : Light, Area Affected : 60%**Location : First Floor**Explanation : Multiple Portable Units, Uneven Coling*

Window/Wall Unit

15%

2027

\$3,400

1

No Component

15%

## Heat Rejection

Evaporative Condenser

85%

2032

\$24,700

2

\$6,200

No Component

15%

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$9,300

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation								
	Exhaust Fans							
	Interior	70%		2027	\$27,500	2	\$200	
	Not Accessible	30%						
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2042	* *	1		
	Water Heater							
	Gas Fired	100%		2027	\$6,700	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	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement, 1st, Mezzanine							
	Explanation : One Unit							

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Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$130,000	
Interior Architecture		\$109,400
Electrical	\$83,600	
Mechanical	\$87,500	\$94,300
Site Pavements		\$204,800
<b>Total</b>	<b>\$301,100</b>	<b>\$408,500</b>
Importance Code A	\$130,000	
Importance Code B	\$171,100	\$203,600
Importance Code C		\$204,800
<b>Total</b>	<b>\$301,100</b>	<b>\$408,500</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$41,300	\$17,200		
Interior Architecture	\$40,900	\$500		\$1,400
Electrical	\$25,300	\$49,000	\$300	\$300
Mechanical	\$3,100	\$63,100	\$2,700	\$2,500
Site Pavements	\$34,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$148,500</b>	<b>\$133,800</b>	<b>\$7,000</b>	<b>\$8,200</b>
Importance Code A	\$41,800	\$17,800	\$500	\$500
Importance Code B	\$56,600	\$115,900	\$6,500	\$7,700
Importance Code C	\$50,100			
<b>Total</b>	<b>\$148,500</b>	<b>\$133,800</b>	<b>\$7,000</b>	<b>\$8,200</b>



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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Exterior Walls	Cast Stone/Terra Cotta	10%	Now	\$41,300	LIFE	* *	5	\$17,700		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
		Location : Columns At Main Entrance								
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
		Location : Main Entrance								
	Masonry: Brick	85%	0-2	\$130,000	LIFE	* *	5	\$19,200		
		Efflorescence, Extent : Moderate, Area Affected : 30%								
		Location : Throughout								
		Spalling, Extent : Moderate, Area Affected : 10%								
		Location : Throughout								
	Metal Panel	5%			2039	* *	5-10	\$7,800		
		Corrosion/Rusting, Extent : Light, Area Affected : 5%								
		Location : Equipment Screen								
		Windows								
		Wood	100%			2037	* *	5	\$44,200	
Parapets										
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$1,400			
	Recent Repair Evident, Extent : N/A, Area Affected : 10%									
	Location : Throughout									
	Masonry: Brick	90%			LIFE	* *	5	\$1,600		
		Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Throughout										
Roof										
Modified Bitumen	95%			2034	* *	10	\$14,400			
	Drains Clogged, Extent : Moderate, Area Affected : 25%									
	Location : Throughout									
	Patching Evident, Extent : Moderate, Area Affected : 10%									
	Location : Throughout									
Single Ply Membrane	5%			2034	* *	10	\$800			
Soffits										
Cast Stone/Terra Cotta	100%			LIFE	* *	5	\$7,500			

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%	Now	\$1,600	LIFE	**	5	\$1,500	
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%							
		Location : Basement Mechanical Room							
	Ceramic Tile	5%			2038	**	5	\$700	
		Worn/Eroded, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Sheet Vinyl/Rubber	5%			2034	**	5	\$1,000	
	Vinyl Tile	85%	Now	\$10,900	2029	\$109,400	3	\$4,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$900	
	Plaster	95%	Now	\$15,600	LIFE	**	5	\$5,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Basement Corridor, Mezzanine Office							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Mezzanine Floor							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Basement Corridor, Mezzanine Office							
Ceilings									
	AcousTileConcealSpLn	90%	Now	\$11,000	2046	**	5	\$7,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : South Wall							
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : First Floor							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : First Floor							
	AcousTileSusp.Lay-In	5%			2042	**	5	\$700	
	Plaster	5%	Now	\$1,000	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Mezzanine Floor							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Mezzanine Floor							
Site Enclosure									
Fence/Gates									
	Iron Picket	90%			2049	**			
	Masonry: Brick	10%			2039	**			
Free Standing Walls									
	Masonry: Fieldstone	100%			2049	**			
Retaining Walls									
	Concrete Masonry Unit	100%			2039	**			

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

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

Cast in Place Concrete	75%			2034		**			
Pavers/Stone	25%	4+	\$6,900	2032	\$69,100				
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

Parking/Driveway

Asphalt	100%	0-2	\$27,100	2032	\$135,700				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Sinking/Subsiding, Extent : Light, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

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

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2029	\$800	5			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes</i>									
Molded Case Bkrs	50%			2029	\$800	5		\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 350 Amperes</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2029	\$36,200	5		\$300	
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Raceway

Conduit	20%			2049	**	1			
Conduit	80%			2029	\$28,100	1			

Panelboards

Fused Disc Sw	5%			2045	**	5			
Molded Case Bkrs	75%			2028	\$12,600	5		\$200	
Molded Case Bkrs	20%			2045	**	5		\$100	

Wiring

Braided Cloth	80%	2-4	\$24,900	2054	**	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Thermoplastic	20%			2049	**	1			

Motor Controllers

Locally Mounted	80%			2027	\$27,100	5		\$100	
Locally Mounted	20%			2034	**	5			

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2024	\$83,600	10	\$6,800	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Reading Areas</i>							
Fluorescent	25%			2037	**	10	\$2,400	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
LED	5%			2037	**			
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,300	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	10%			2024	\$4,500	10		
LED	20%			2037	**			
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Inside And Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	\$37,100	1-3	\$2,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Smoke Detector And Fire Alarm Control Panel</i>							

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$5,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : One Unit</i>							
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$500	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	60%			2029	\$94,300	1	\$4,000	
	Convactor/Radiator	40%			2034	* *	1	\$1,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	70%			2034	* *	1	\$3,500	
		Other Observation, Extent : Light, Area Affected : 70% Location : Mezzanine Roof Explanation : 2 Units, R-410a							
	Exterior Pkg Unit - Cooling	30%			2024	\$27,200	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 30% Location : 1 Unit, Mezzanine Roof							
	Terminal Devices								
	Air Handler/Dir Expansion	70%			2024	\$87,500	1		
	No Component	30%							
	Heat Rejection								
	Air Cooled Condenser Unit	70%			2034	* *	2	\$5,200	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,900	
	Exhaust Fans								
	Interior	70%			2024	\$27,800	2	\$200	
	Roof	30%			2024	\$5,600	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$6,800	2	\$200	
	Sanitary Piping								
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 3% Location : Basement Staff Restroom							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$3,200	4	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : Basement To 2nd Floor*

*Explanation : One Unit*

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

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

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : CANARSIE BRANCH LIBRARY  
**Address** : 1580 ROCKAWAY PKWY @AVE J  
**Borough** : BROOKLYN **Agency's Number** : 34  
**Program / Asset #** : BPL0C00.000 / 13620 **Yr Built/Renovated** : 1960 / 2008  
**Area Sq Ft** : 9,470 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 25-Jul-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 8204 **Lot** : 68 **BIN** : 3230120

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$16,300			\$7,100
Interior Architecture	\$7,500	\$1,600	\$500	
Electrical	\$400	\$400	\$400	\$400
Mechanical	\$900	\$500	\$1,200	\$30,000
Site Pavements	\$13,200			
<b>Total</b>	<b>\$38,200</b>	<b>\$2,400</b>	<b>\$2,000</b>	<b>\$37,400</b>
Importance Code A	\$16,700	\$500	\$500	\$7,500
Importance Code B	\$17,600	\$1,900	\$1,400	\$29,900
Importance Code C	\$4,000		\$100	
<b>Total</b>	<b>\$38,200</b>	<b>\$2,400</b>	<b>\$2,000</b>	<b>\$37,400</b>



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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	35%	Now	\$10,300	LIFE	**	5	\$3,000	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : East Facade, North Facade							
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
	Stucco Cement	65%			2036	**	5	\$14,100	
Windows									
	Aluminum	50%			2047	**	5	\$600	
	Aluminum	50%	Now	\$6,000	2047	**	5	\$300	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : East Facade							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : East Facade							
Parapets									
	Not Accessible	100%							
Roof									
	Not Accessible	100%							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
	Ceramic Tile	5%			2040	**	5	\$700	
	Vinyl Tile	90%			2036	**	3	\$4,800	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$200	
	Gypsum Board	85%	0-2	\$900	LIFE	**	5	\$2,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout First And Second Floors							
Ceilings									
	AcousTileSusp.Lay-In	93%			2048	**	5	\$13,200	
		Staining/Discoloring, Extent : Moderate, Area Affected : 2%							
		Location : Basement And Main Library Space							
	Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
	Gypsum Board	2%			LIFE	**	5	\$400	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$10,200	2044	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Rockaway Parkway							
On-Site Walkways									
	Cast in Place Concrete	100%			2036	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Site Pavements

## Parking/Driveway

## Asphalt

100% 2-4 \$3,000 2034 \* \*

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

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2031 \$1,700 5

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

*Location : Electrical Room*

*Explanation : Main Service Switch Rated 400 Amperes*

## Raceway

## Conduit

100% 2057 \* \* 1

## Panelboards

## Molded Case Bkrs

100% 2047 \* \* 5 \$300

## Wiring

## Thermoplastic

100% 2057 \* \* 1

## Ground

## Grounding Devices

## Not Accessible

100%

## Lighting

## Interior Lighting

## LED

100% 2039 \* \*

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

*Location : Throughout Building*

*Explanation : LED Lighting Fixtures Installed In 2015.*

## Egress Lighting

## Emergency, Battery

50% 2039 \* \* 10 \$1,100

## Exit, Service

50% 2039 \* \* 1

## Exterior Lighting

## HID

10% 2036 \* \* 10

## LED

40% 2039 \* \*

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

*Location : Building Exterior*

*Explanation : LED Lighting Fixtures Installed In 2015.*

## No Component

50%

## Alarm

## Security System

## Generic

100% 2036 \* \* 1 \$3,500

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

*Location : Throughout The Building*

*Explanation : CCTV Surveillance Cameras*

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Furnace	100%			2036	* *	1	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Equipment Room								
	Explanation : 2 Units								
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Window/Wall Unit	100%			2026	\$20,700	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,300	
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Electric	100%			2026	\$8,800	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Equipment Room								
	Explanation : 150 Gallon Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$300	4	\$300	
Fixtures									
	Generic	100%							

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$222,300	
Interior Architecture		\$106,400
Mechanical	\$68,400	
<b>Total</b>	<b>\$290,700</b>	<b>\$106,400</b>
Importance Code A	\$290,700	
Importance Code B		\$106,400
<b>Total</b>	<b>\$290,700</b>	<b>\$106,400</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$70,200		\$6,000	
Interior Architecture	\$44,600		\$400	\$1,900
Electrical	\$700	\$400	\$400	\$700
Mechanical	\$44,500	\$1,300	\$6,700	\$1,000
Site Enclosure	\$1,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$164,900</b>	<b>\$5,700</b>	<b>\$17,500</b>	<b>\$7,500</b>
Importance Code A	\$70,200	\$700	\$6,700	\$700
Importance Code B	\$73,200	\$5,000	\$10,800	\$6,300
Importance Code C	\$21,500			\$600
<b>Total</b>	<b>\$164,900</b>	<b>\$5,700</b>	<b>\$17,500</b>	<b>\$7,500</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	92%	0-2	\$222,300	LIFE	* *	5	\$32,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Throughout									
Spalling, Extent : Light, Area Affected : 15%									
Location : Various Locations Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 8%									
Location : Rear And Side									
	Masonry: Limestone	5%			LIFE	* *	5	\$2,700	
	Masonry: Sandstone	3%	Now	\$27,700	LIFE	* *	5	\$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Base Throughout									
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%									
Location : Base Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building Base									
Explanation : This Is Actually Bluestone									
Windows									
	Aluminum	80%	Now	\$10,400	2040	* *	5	\$1,900	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Steel	20%			2040	* *	5	\$12,000	
Parapets									
	Masonry: Brick	70%	Now	\$21,900	LIFE	* *	5	\$1,700	
Spalling, Extent : Moderate, Area Affected : 30%									
Location : Exterior Face									
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Inaccessible									
	Masonry: Limestone	30%			LIFE	* *	5-10	\$8,800	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Inaccessible									
Roof									
	Copper/Terne	5%			2060	* *	10	\$1,500	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Inaccessible									
	Modified Bitumen	95%			2040	* *	10	\$11,400	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Roof									
Explanation : Roof Inaccessible									
Soffits									
	Masonry: Limestone	100%			LIFE	* *	5	\$1,900	

**Interior**

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$9,500	
	Mosaic Tile	3%	Now	\$1,500	2037	**	5	\$500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Bathrooms									
	Marble Panels	5%			LIFE	**	5	\$1,100	
	Vinyl Tile	77%			2032	\$106,400	3	\$5,600	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$2,800	
	Ceramic Tile	5%			2041	**	5	\$1,100	
	Gypsum Board	10%			LIFE	**	5-10	\$3,700	
	Masonry: Fieldstone	5%			LIFE	**	10	\$400	
	Plaster	75%	0-2	\$14,900	LIFE	**	5	\$5,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Elevator Foyer									
Ceilings									
	AcousTileSusp.Lay-In	5%			2045	**	5	\$700	
	Exposed Struc: Concrete	10%			LIFE	**	5-10	\$1,800	
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,500	
	Plaster	80%			LIFE	**	5-10	\$20,200	
Recent Repair Evident, Extent : Light, Area Affected : 75%									
Location : Throughout, 2012									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,000	2067	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Gate									
Free Standing Walls									
	Masonry: Brick	100%			2042	**			
Retaining Walls									
	Masonry: Brick	98%			2052	**			
	Masonry: Fieldstone	2%			2042	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	95%			2045	**			
	Pavers/Stone	5%			2041	**			

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2032	\$1,700	5	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 500 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2032	\$36,200	5	\$400	
	Raceway								
	Conduit	5%			2052	* *	1		
	Conduit	95%			2032	\$33,400	1		
	Panelboards								
	Fused Disc Sw	5%			2031	\$800	5		
	Molded Case Bkrs	95%			2031	\$15,900	5	\$400	
	Wiring								
	Thermoplastic	50%			2032	\$15,600	1		
	Thermoplastic	50%			2052	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2037	* *	10	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Mezzanine							
		Explanation : T-8 Lamps							
	LED	90%			2037	* *			
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$1,700	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	30%			2027	\$17,900	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$1,600	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2032	\$49,000	1-3	\$2,700	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Basement							
		Explanation : Manual Pull Stations, Alarm Bells							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : Old Oil Tank Abandoned In Place					
	Conversion Equipment								
	Hot Water Boiler	100%	2-4	\$68,400	2045	**	1	\$6,300	
				Corroded, Extent : Moderate, Area Affected : 100%					
				Location : Sub-basement					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Sub-basement					
				Explanation : One Gas Fired Hot Water Boiler					
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	**	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	50%			2045	**	1	\$2,300	
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Not Accessible	100%							
	Distribution								
	Ductwork/Diffusers	100%	Now	\$39,700	LIFE	**	2	\$18,300	
				Controller Not Working, Extent : Moderate, Area Affected : 60%					
				Location : First Floor, Uneven Heat Distribution					
	Terminal Devices								
	Not Accessible	100%							
	Heat Rejection								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,400	
	Exhaust Fans								
	Not Accessible	100%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater								
	Gas Fired	100%			2032	\$9,000	2	\$200	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : CLARENDON BRANCH LIBRARY  
**Address** : 2035 NOSTRAND AVE. @ FARRAGUT RD.  
**Borough** : BROOKLYN **Agency's Number** : 33  
**Program / Asset #** : BPL0C33.000 / 13240 **Yr Built/Renovated** : 1990 / 1991  
**Area Sq Ft** : 7,800 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 13-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5005 **Lot** : 33 **BIN** : 3327822

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Mechanical	\$161,100	\$174,200
<b>Total</b>	<b>\$161,100</b>	<b>\$174,200</b>
Importance Code A	\$63,200	
Importance Code B	\$97,900	\$174,200
<b>Total</b>	<b>\$161,100</b>	<b>\$174,200</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$4,700		\$12,000	\$100
Interior Architecture	\$3,600	\$300		\$1,300
Electrical	\$500	\$400	\$600	\$400
Mechanical	\$500	\$1,000	\$6,500	\$1,200
Site Pavements	\$700			
<b>Total</b>	<b>\$9,900</b>	<b>\$1,700</b>	<b>\$19,100</b>	<b>\$3,000</b>
Importance Code A	\$4,700	\$400	\$12,500	\$500
Importance Code B	\$5,200	\$1,300	\$6,600	\$2,500
Importance Code C				
<b>Total</b>	<b>\$9,900</b>	<b>\$1,700</b>	<b>\$19,100</b>	<b>\$3,000</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	92%			LIFE	**	5	\$12,100	
	Metal Panel	5%			2050	**	5-10	\$4,500	
	Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
Windows									
	Aluminum	90%			2046	**	5	\$300	
	Glass Block	10%			LIFE	**	5		
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$5,500	
	Metal Panel	5%			2050	**	5	\$1,300	
	Metal: Cage/Fence	15%			2043	**	5-10	\$8,000	
Roof									
	Modified Bitumen	90%			2035	**	10	\$10,100	
	Skylight, Metal/Glass	10%			2050	**	10	\$3,700	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Mechanical Room							
	Ceramic Tile	5%			2039	**	5	\$600	
	Vinyl Tile	90%			2035	**	3	\$5,300	
Interior Walls									
	Concrete Masonry Unit	20%			LIFE	**	5	\$800	
	Gypsum Board	80%			LIFE	**	5	\$5,000	
Ceilings									
	AcousTileSusp.Lay-In	40%			2043	**	5	\$4,700	
	Exposed Struc: Steel	5%			LIFE	**			
	Fiber Board	45%			2035	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Main Seating Area							
		Explanation : Actual Material Is Fabric Panel							
	Gypsum Board	10%			LIFE	**	5	\$1,500	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2065	**			
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Along Nostrand Avenue							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$700	2043	**			
		Misaligned/Bulging, Extent : Light, Area Affected : 5%							
		Location : Along Nostrand Avenue							
On-Site Walkways									
	Pavers/Stone	100%			2039	**			

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

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

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%			2040	**	5	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Service Disconnect Rated At 500 Amperes						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2040	**	5	\$200	
	Raceway								
	Conduit	100%			2040	**	1		
	Panelboards								
	Fused Disc Sw	10%			2038	**	5		
	Molded Case Bkrs	90%			2038	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2040	**	1		
	Motor Controllers								
	Locally Mounted	100%			2035	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	LED	100%			2035	**			
	Egress Lighting								
	Emergency, Battery	50%			2030	\$5,900	10	\$900	
	Exit, Service	50%			2030	\$600	1		
	Exterior Lighting								
	LED	50%			2035	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Perimeter						
			Explanation : Operated Via Photocell						
	No Component	50%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	**	1	\$1,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Surveillance Cameras						
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Analog	50%			2030	\$45,300	1-3	\$2,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Alarm Bells, Manual Pull Station, Strobe Lights						

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	0-2	\$63,200	2050	**	1	\$3,500	
	On Extended Life, Extent : Severe, Area Affected : 100%								
	Location : Boiler Room								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$400	
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Boiler Room								
	Explanation : Pump Controls Issues								
	Terminal Devices								
	Air Handler	85%			2025	\$97,900	1	\$4,100	
	Convactor/Radiator	15%			2035	**	1	\$400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2028	\$174,200	2	\$500	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Equipment Room								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
	Exhaust Fans								
	Roof	100%			2030	\$13,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$5,000	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : CLINTON HILL BRANCH LIBRARY  
**Address** : 380 WASHINGTON AVE. BTWN GREENE AVE - LAFAYETTE AVE  
**Borough** : BROOKLYN **Agency's Number** : 83  
**Program / Asset #** : BPL0C83.000 / 13242 **Yr Built/Renovated** : 1974 / 2000  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 18-Jun-2019 **Landmark Status** : HISTORICAL LANDMARK DISTRICT  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1945 **Lot** : 36 **BIN** : 3055495

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$67,200	\$336,100
Interior Architecture		\$85,900
<b>Total</b>	<b>\$67,200</b>	<b>\$422,000</b>
Importance Code A	\$67,200	\$336,100
Importance Code B		\$85,900
<b>Total</b>	<b>\$67,200</b>	<b>\$422,000</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$29,900			\$300
Interior Architecture	\$8,700	\$1,000		\$600
Electrical	\$400	\$500	\$85,500	\$400
Mechanical	\$7,100	\$800	\$5,000	\$800
Site Enclosure	\$2,000			
<b>Total</b>	<b>\$48,100</b>	<b>\$2,400</b>	<b>\$90,500</b>	<b>\$2,100</b>
Importance Code A	\$30,300	\$400	\$500	\$700
Importance Code B	\$15,600	\$2,000	\$90,000	\$1,500
Importance Code C	\$2,200			
<b>Total</b>	<b>\$48,100</b>	<b>\$2,400</b>	<b>\$90,500</b>	<b>\$2,100</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$9,900	
	Stucco Cement	30%	Now	\$29,900	2043	**	5	\$5,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%									
Location : Throughout Lower Portion Of Aggregate Band									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Continuous Band At Top Of Wall									
Explanation : Exposed Aggregate Finish									
Windows									
	Aluminum	100%			2046	**	5	\$600	
Roof									
	Modified Bitumen	100%	Now	\$67,200	2030	\$336,100			
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Various Locations In The Main Reading Room									
Soffits									
	Stucco Cement	100%			2035	**	5		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Window And Door Soffits									
Explanation : This Is Actually An Exposed Aggregate Finish									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,300	
	Ceramic Tile	5%			2033	**	5	\$500	
	Panel/Paver: Cer/Brk	5%			2046	**	5	\$1,200	
	Vinyl Tile	80%			2030	\$85,900	3	\$3,100	
Interior Walls									
	Ceramic Tile	5%			2033	**	5	\$500	
	Concrete Masonry Unit	70%			LIFE	**	5	\$2,500	
	Gypsum Board	25%			LIFE	**	5	\$1,400	
Ceilings									
	AcousTileSusp.Lay-In	80%	4+	\$8,200	2043	**	5	\$4,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Perimeter Of South Wall Of Main Reading Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Perimeter Of South Wall Of Main Reading Room									
	Exposed Struc: Steel	10%			LIFE	**			
	Gypsum Board	10%			LIFE	**	5	\$1,300	
Site Enclosure									
Fence/Gates									
	Chain Link	60%	Now	\$2,000	2050	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : North Alleyway									
	Iron Picket	40%			2065	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2035	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%		2035			**			
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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%		2030		\$1,800	5		\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%		2030		\$39,200	5		\$200	
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## Raceway

Conduit	100%		2030		\$38,000	1			
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## Panelboards

Fused Disc Sw	5%		2029		\$900	5			
Molded Case Bkrs	95%		2029		\$17,200	5		\$200	

## Wiring

Thermoplastic	100%		2030		\$33,700	1			
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## Motor Controllers

Locally Mounted	100%		2028		\$18,300	5		\$100	
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## Ground

## Grounding Devices

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

## Interior Lighting

Fluorescent	20%		2025		\$18,200	10		\$1,400	
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*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%*

*Location : Mechanical Room*

LED	80%		2035		**				
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## Egress Lighting

Emergency, Battery	50%		2035		**	10		\$900	
Exit, Service	50%		2035		**	1			

## Exterior Lighting

HID	50%		2025		\$17,200	10			
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Perimeter*

*Explanation : Operated Via Timer*

No Component	50%								
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## Alarm

## Security System

No Component	30%								
Generic	70%		2035		**	1		\$2,000	

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

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

## Alarm

Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2025

\$47,100

1-3

\$2,300

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

## Heating

Energy Source

Natural Gas

100%

2050

\* \*

1

Conversion Equipment

Furnace

100%

2035

\* \*

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 2 Units*

## Air Conditioning

Energy Source

Electricity

100%

2046

\* \*

1

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$9,800

Terminal Devices

Air Handler/Cool/Ht

100%

2035

\* \*

1

\$4,600

Heat Rejection

Air Cooled Condenser

100%

2035

\* \*

2

\$5,200

Unit

## Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,200

Exhaust Fans

Roof

100%

2035

\* \*

2

\$200

## Plumbing

H/C Water Piping

Galvanized Steel

100%

2043

\* \*

1

Water Heater

Gas Fired

100%

Now

\$5,200

2030

\$5,200

2

\$100

*Broken, Extent : Severe, Area Affected : 100%**Location : 1st Floor Mechanical Room**Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : 40 Gallon Tank*

Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2035	* *	1	\$100	
Fixtures									
	Generic	100%							
			Obsolete Fixtures, Extent : Moderate, Area Affected : 100%						
			Location : Main Floor						

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : CONEY ISLAND BRANCH LIBRARY  
**Address** : 1901 MERMAID AVE. W. 19TH STREET  
**Borough** : BROOKLYN **Agency's Number** : 32  
**Program / Asset #** : BPL0C32.000 / 13243 **Yr Built/Renovated** : 1957 / 2013  
**Area Sq Ft** : 14,000 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 31-Jul-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 7019 **Lot** : 43 **BIN** : 3189001

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$265,800	\$300,200
Electrical		\$15,700
<b>Total</b>	<b>\$265,800</b>	<b>\$316,000</b>
Importance Code A	\$265,800	\$300,200
Importance Code B		\$15,700
<b>Total</b>	<b>\$265,800</b>	<b>\$316,000</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$62,500			
Interior Architecture	\$13,800		\$1,000	\$1,400
Electrical	\$800	\$700	\$11,000	\$1,000
Mechanical	\$1,200	\$1,200	\$6,900	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$82,300</b>	<b>\$5,800</b>	<b>\$22,800</b>	<b>\$7,900</b>
Importance Code A	\$63,200	\$700	\$700	\$700
Importance Code B	\$17,400	\$5,100	\$22,100	\$7,200
Importance Code C	\$1,800			
<b>Total</b>	<b>\$82,300</b>	<b>\$5,800</b>	<b>\$22,800</b>	<b>\$7,900</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$46,200	LIFE	**	5	\$27,300	
		Vertical Cracks, Extent : Moderate, Area Affected : 5% Location : At Rear Facade And Stair Bulkhead On Roof.							
	Masonry: Granite	5%			LIFE	**	5	\$1,300	
	Metal/Glass Curt Wall	15%			LIFE	**	5	\$9,600	
		Thermally Inefficient, Extent : Light, Area Affected : 100% Location : Main Entrance							
Windows									
	Aluminum	75%	Now	\$1,300	2046	**	5	\$700	
		Water Penetration, Extent : Moderate, Area Affected : 5% Location : 1st Floor Office Rear Window							
	Under Construction	25%							
Parapets									
	Cast Stone/Terra Cotta	15%	Now	\$74,300	LIFE	**	5	\$4,000	
		Worn/Eroded, Extent : Light, Area Affected : 100% Location : Throughout Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Covered With Protective Single Ply Rubber Due To Damage							
	Masonry: Brick	85%	Now	\$191,500	LIFE	**	5	\$3,000	
		Spalling, Extent : Light, Area Affected : 30% Location : Above Parapet Wall Base Counter Flashing Other Observation, Extent : Severe, Area Affected : 100% Location : Throughout Explanation : Covered With Protective Single Ply Rubber Due To Damage							
Roof									
	Modified Bitumen	95%	Now	\$15,000	2030	\$300,200			
		Blisters, Extent : Light, Area Affected : 10% Location : Adjacent To Mechanical Equipment On Main Roof							
	Skylight, Metal/Glass	5%			2040	**	10	\$3,500	
		Deteriorated Finish, Extent : Light, Area Affected : 100% Location : Stair Bulkhead Roof And Main Roof							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	10%			2031	\$30,000	3	\$3,100	
	Cast in Place Concrete	10%			LIFE	**	5	\$4,600	
	Ceramic Tile	10%			2043	**	5	\$2,100	
	Terrazzo	15%			LIFE	**	5	\$2,500	
	Vinyl Tile	55%	Now	\$11,000	2035	**	3	\$4,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20% Location : Throughout 1st And 2nd Floors							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Interior

## Interior Walls

Ceramic Tile	5%			2043	**	5	\$1,300	
Glass: Single Pane	5%			LIFE	**	5	\$900	
Gypsum Board	50%			LIFE	**	5	\$7,600	
Masonry: Brick	15%			LIFE	**			
Plaster	25%	Now	\$1,100	LIFE	**	5	\$1,900	

*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%*

*Location : Stairwell At Roof Bulkhead*

*Paint Peeling, Extent : Light, Area Affected : 10%*

*Location : Stairwell At Roof Bulkhead*

## Ceilings

AcousTileSusp.Lay-In	30%			2047	**	5	\$5,400	
Gypsum Board	35%			LIFE	**	5	\$7,900	
Plaster	25%			LIFE	**	5	\$2,800	

*Paint Peeling, Extent : Light, Area Affected : 10%*

*Location : Stairwell*

Wood	10%			LIFE	**	5	\$15,700	
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## Site Enclosure

## Fence/Gates

Iron Picket	100%			2065	**			
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## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%			2035	**			
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*Other Observation, Extent : Light, Area Affected : 75%*

*Location : Along Mermaid Avenue And 19th Street*

*Explanation : Under Construction*

## On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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## Parking/Driveway

Asphalt	95%			2039	**			
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : North Side Of Building*

*Explanation : For NYC Zipcars*

Cast in Place Concrete	5%			2043	**			
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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%			2050	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : 600 Amperes Service*

## Switchgear / Switchboard

Fused Disc Sw	100%			2050	**	5	\$100	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.*

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2050	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2046	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2050	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2043	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2035	* *	10	\$10,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2030	\$15,700	10	\$1,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Incandescent	10%			2030	\$15,700	2		
	Egress Lighting								
	Emergency, Service	50%			2030	\$3,900	1		
	Exit, LED	50%			2058	* *	1		
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2035	* *	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First And Second Floor							
		Explanation : Cameras							
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Digital	50%			2035	* *	1-3	\$4,400	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2043	* *	1	\$6,900	
	Distribution								
	Hot Wtr Piping/Pump	100%			2046	* *	4	\$700	
	Terminal Devices								
	Convactor/Radiator	100%			2043	* *	1	\$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.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Split Unit	50%			2035	**			
	Under Construction	50%							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$18,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
	Exhaust Fans								
	Roof	100%			2035	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$9,000	2	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Mechanical								
	Explanation : One 50 Gallon Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 2nd Floor								
	Explanation : One Unit								

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : CORTELYOU BRANCH LIBRARY  
**Address** : 1305 CORTELYOU RD. @ARGYLE RD.  
**Borough** : BROOKLYN **Agency's Number** : 87  
**Program / Asset #** : BPL0C87.000 / 13244 **Yr Built/Renovated** : 1983 / 2005  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 02-Jul-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5144 **Lot** : 80 **BIN** : 3118362

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$136,700
Electrical		\$84,200
<b>Total</b>		<b>\$220,900</b>
Importance Code A		\$136,700
Importance Code B		\$84,200
<b>Total</b>		<b>\$220,900</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$13,800		\$200	
Interior Architecture	\$1,900	\$500		
Electrical	\$11,200	\$400	\$1,400	\$500
Mechanical	\$2,200	\$1,100	\$5,200	\$1,300
Site Pavements	\$1,800			
<b>Total</b>	<b>\$31,000</b>	<b>\$2,100</b>	<b>\$6,800</b>	<b>\$1,800</b>
Importance Code A	\$14,200	\$400	\$600	\$400
Importance Code B	\$15,000	\$1,700	\$6,200	\$1,500
Importance Code C	\$1,800			
<b>Total</b>	<b>\$31,000</b>	<b>\$2,100</b>	<b>\$6,800</b>	<b>\$1,800</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$9,900	
Windows								
Aluminum	100%			2038	**	5	\$300	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$1,700	
Metal Panel	5%			2050	**	5	\$400	
Roof								
Modified Bitumen	100%	Now	\$13,700	2030	\$136,700			
Alligatoring, Extent : Moderate, Area Affected : 20%								
Location : Seams								
Blisters, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Throughout Main Roof								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Over Meeting Room And Kitchen								
Interior								
Floors								
Ceramic Tile	5%			2033	**	5	\$200	
Vinyl Tile	95%			2030	\$40,700	3	\$1,600	
Interior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$4,000	
Glass: Single Pane	2%			LIFE	**	5	\$200	
Gypsum Board	3%			LIFE	**	5	\$200	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$1,800	2043	**	5	\$2,000	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Meeting Room And Kitchen								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Meeting Room And Kitchen								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,800	2035	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Entry Courtyard								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Entry Courtyard								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2040	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 200 Ampere Main Disconnect Switches</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2040	**	5		
Raceway								
Conduit	90%			2040	**	1		
Conduit	10%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2038	**	5		
Molded Case Bkrs	65%			2038	**	5	\$100	
Molded Case Bkrs	30%			2046	**	5	\$100	
Wiring								
Thermoplastic	20%			2050	**	1		
Thermoplastic	80%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$10,700	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	70%			2030	\$59,000	10	\$4,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	30%			2030	\$25,300	10	\$2,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$900	
Exit, LED	50%			2058	**	1		
Exterior Lighting								
Incandescent	25%			2030	\$6,700	2		
LED	25%			2035	**			
No Component	50%							
<b>Alarm</b>								
Security System								
No Component	30%							
Generic	70%			2035	**	1	\$2,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Alarm

## Fire/Smoke Detection

No Component

50%

Generic, Analog

50%

2035

\* \*

1-3

\$2,400

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

## Heating

## Energy Source

Natural Gas

100%

2050

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2043

\* \*

1

\$3,700

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

## Distribution

Hot Wtr Piping/Pump

100%

2046

\* \*

4

\$400

## Terminal Devices

Air Handler

70%

2035

\* \*

1

\$3,300

Convactor/Radiator

30%

2043

\* \*

1

\$700

## Air Conditioning

## Energy Source

Electricity

100%

2046

\* \*

1

## Conversion Equipment

Reciprocating

100%

2035

\* \*

1

\$3,500

Compr/Chiller

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

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2

\$9,800

## Terminal Devices

Air Handler/Dir

100%

2035

\* \*

1

Expansion

## Heat Rejection

Air Cooled Condenser

100%

2035

\* \*

2

\$5,200

Unit

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,200

## Exhaust Fans

Interior

70%

2035

\* \*

2

\$200

Roof

30%

2035

\* \*

2

\$100

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2040

\* \*

1

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2028	\$4,800	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : CYPRESS HILLS BRANCH LIBRARY  
**Address** : 1197 SUTTER AVENUE @ CRYSTAL ST.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : BPL0C88.000 / 14460 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 6,999 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 28-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4247 **Lot** : 33 **BIN** : 3252993

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$68,000		\$1,400	\$600
Interior Architecture	\$5,900	\$100		\$1,000
Electrical	\$300	\$200	\$7,600	\$300
Mechanical	\$700	\$1,000	\$3,500	\$800
<b>Total</b>	<b>\$74,900</b>	<b>\$1,300</b>	<b>\$12,500</b>	<b>\$2,700</b>
Importance Code A	\$68,400	\$300	\$1,700	\$900
Importance Code B	\$6,500	\$800	\$10,700	\$1,800
Importance Code C		\$100		
<b>Total</b>	<b>\$74,900</b>	<b>\$1,300</b>	<b>\$12,500</b>	<b>\$2,700</b>



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	95%	4+	\$31,600	LIFE	**	5	\$8,600	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : East Side Exit							
	Metal Panel	5%			2050	**	5-10	\$5,000	
Windows									
	Aluminum	100%			2046	**	5	\$1,200	
Parapets									
	Concrete Masonry Unit	90%			LIFE	**	5	\$400	
	Pre-Cast Concrete	10%			LIFE	**	5	\$300	
Roof									
	Metal Panel	95%			2043	**	10	\$35,600	
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Modified Bitumen	5%	0-2	\$800	2035	**			
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5	\$2,700	
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$4,500	
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : Basement Boiler Room							
	Ceramic Tile	5%	4+	\$200	2039	**	5	\$300	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Public Toilets							
	Vinyl Tile	75%	2-4	\$3,700	2035	**	3	\$2,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
		Patching Evident, Extent : Light, Area Affected : 5%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	20%			LIFE	**			
	Ceramic Tile	3%			2039	**	5	\$300	
	Concrete Masonry Unit	2%			LIFE	**	5	\$100	
	Gypsum Board	30%			LIFE	**	5	\$1,800	
	Plaster	45%			LIFE	**	5	\$1,300	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$2,000	2043	* *	5	\$1,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 5%						
		Location : Back Office Areas						
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%						
		Location : Throughout						
Gypsum Board	30%			LIFE	* *	5	\$4,100	
Plaster	50%			LIFE	* *	5	\$3,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
		Deteriorated Finish, Extent : Light, Area Affected : 5%						
		Location : Main Entrance						
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			
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%			2050	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Electrical Room						
		Explanation : One 600 Ampere Main Disconnect Switch						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	* *	5	\$200	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	10%			2046	* *	5		
Molded Case Bkrs	90%			2046	* *	5	\$200	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2035	**	10	\$1,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	80%			2035	**	10	\$5,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2035	**	10	\$800	
	Exit, Service	50%			2035	**	1		
Exterior Lighting									
	HID	50%			2035	**	10		
	No Component	50%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2035	**	1	\$800	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%			2035	**	1-3	\$1,300	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2035	**	1	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 3 Units							
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$300	
	Terminal Devices								
	Convactor/Radiator	50%			2043	**	1	\$1,100	
	Fan Coil Unit/Heat	50%			2035	**	1	\$1,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2035	**	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Rooftop Units							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$9,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900	
	Exhaust Fans								
	Roof	30%			2035	**	2	\$100	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$4,500	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Mechanical Room								
	Explanation : 40 Gallon Unit								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2024	\$200	4	\$200	
	Backflow Preventer								
	Generic	100%			2035	**	1	\$400	
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$399,800	
Interior Architecture	\$147,700	
Electrical	\$18,400	
Mechanical	\$131,400	
<b>Total</b>	<b>\$697,300</b>	
Importance Code A	\$399,800	
Importance Code B	\$297,500	
<b>Total</b>	<b>\$697,300</b>	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$7,700		\$5,100	
Interior Architecture	\$23,800	\$2,900		\$1,800
Electrical	\$1,000	\$13,400	\$1,100	\$800
Mechanical	\$1,200	\$117,700	\$2,500	\$1,600
Site Enclosure	\$11,900			
Site Pavements	\$1,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$51,100</b>	<b>\$138,000</b>	<b>\$12,700</b>	<b>\$8,200</b>
Importance Code A	\$8,300	\$800	\$5,700	\$600
Importance Code B	\$27,800	\$137,200	\$7,000	\$7,600
Importance Code C	\$14,900			
<b>Total</b>	<b>\$51,100</b>	<b>\$138,000</b>	<b>\$12,700</b>	<b>\$8,200</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior										
Exterior Walls	Cast Stone/Terra Cotta	15%	Now	\$61,100	LIFE	* *	5	\$24,100		
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
		Location : Cornice								
	Masonry: Brick	83%	Now	\$125,300	LIFE	* *	5	\$17,100	1	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
		Location : Throughout								
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Throughout									
	Sidewalk Shed in Use, Extent : Moderate, Area Affected : 30%									
	Location : Along Bushwick Avenue									
	Masonry: Sandstone	2%	Now	\$7,700	LIFE	* *	5	\$300	1	
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Window Sills										
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%										
Location : Window Sills										
Windows										
Wood	100%	Now	\$213,500	2054	* *	5	\$23,400			
	Air Infiltration, Extent : Moderate, Area Affected : 100%									
	Location : Throughout									
	Split/Cracked, Extent : Moderate, Area Affected : 50%									
	Location : Throughout									
	Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Main Reading Room										
Parapets										
Cast Stone/Terra Cotta	23%			LIFE	* *	5	\$8,700			
	Staining/Discoloring, Extent : Light, Area Affected : 50%									
	Location : Throughout									
Masonry: Brick	75%			LIFE	* *	5	\$3,700			
Masonry: Limestone	2%			LIFE	* *	5	\$100			
Roof										
Copper/Terne	85%			2057	* *	10	\$37,200			
Roll Roofing	5%			2025	\$4,400	5	\$1,500			
Single Ply Membrane	10%			2029	\$33,700	10	\$1,800			
Soffits										
Cast Stone/Terra Cotta	100%			LIFE	* *	5				

## Interior

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

## DEKALB BRANCH LIBRARY

Asset # : 13245

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$3,900	
	Ceramic Tile	5%			2032	\$21,000	5	\$900	
	Sheet Vinyl/Rubber	5%			2034	**	5	\$1,300	
	Vinyl Tile	80%	4+	\$147,700	2039	**	3	\$5,400	
Adhesion Failure, Extent : Moderate, Area Affected : 50%									
Location : Throughout Main Floor									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout Main Floor									
Loose Units, Extent : Moderate, Area Affected : 50%									
Location : Throughout Main Floor									
Interior Walls									
	Ceramic Tile	5%			2032	\$29,200	5	\$900	
	Concrete Masonry Unit	10%	Now	\$2,400	LIFE	**	5	\$700	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement									
	Gypsum Board	15%			LIFE	**	5	\$1,600	
	Plaster	65%	Now	\$11,000	LIFE	**	5	\$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Custodian Room, Technology Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Custodian Room, Technology Room									
	Wood	5%			LIFE	**	5	\$3,500	
Ceilings									
	AcousTile,Adhered	5%	4+	\$1,000	2049	**	5	\$500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%									
Location : Throughout									
	AcousTileSusp.Lay-In	25%			2034	**	5	\$4,500	
	Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
	Plaster	65%	Now	\$9,400	LIFE	**	5	\$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Mezzanine									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Mezzanine									
Site Enclosure									
Fence/Gates									
	Iron Picket	80%			2049	**			
	Masonry: Brick	20%			2049	**			
Retaining Walls									
	Masonry: Brick	100%	Now	\$11,900	2039	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Area Way									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Area Way									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2034 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 5%*

*Location : Throughout*

On-Site Walkways

Asphalt 25% 2032 \$3,200

Cast in Place Concrete 50% 2034 \* \*

Pavers/Stone 25% 0-2 \$1,500 2032 \$15,300

*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%*

*Location : Front Steps*

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% 2029 \$1,800 5 \$300

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

*Location : Electrical Room*

*Explanation : No Available Nameplate Rating Capacity*

Switchgear / Switchboard

Molded Case Bkrs 100% 2029 \$39,200 5 \$300

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

*Location : Electrical Room*

*Explanation : 1- Vertical Section*

Raceway

Conduit 70% 2029 \$26,600 1

Conduit 30% 2049 \* \* 1

Panelboards

Fused Disc Sw 5% 2028 \$900 5

Molded Case Bkrs 65% 2028 \$11,800 5 \$200

Molded Case Bkrs 30% 2045 \* \* 5 \$100

Wiring

Thermoplastic 30% 2049 \* \* 1

Thermoplastic 70% 2029 \$23,600 1

Motor Controllers

Locally Mounted 100% 2034 \* \* 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.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	12%			2024	\$18,400	10	\$1,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Basement							
	Fluorescent	50%			2034	* *	10	\$5,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Reading Areas							
	Fluorescent	30%			2034	* *	10	\$3,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Basement And 1st Floor							
Fluorescent		5%			2037	* *	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Basement							
LED		3%			2037	* *			
Egress Lighting									
Emergency, Battery Exit, Service		50%			2034	* *	10	\$1,500	
		50%			2034	* *	1		
Exterior Lighting									
HID		30%			2034	* *	10		
No Component		70%							
Alarm									
Security System									
No Component		70%							
Generic		30%			2034	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Outside And Inside Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
Generic, Digital		100%			2034	* *	1-3	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Smoke Detectors And Horns							

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$600	
	Terminal Devices								
	Air Handler	25%			2024	\$50,300	1	\$2,000	
	Convactor/Radiator	75%			2034	* *	1	\$3,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2024	\$81,100	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 70% Location : 2 Units On Roof					
	Split Unit	15%			2024	\$45,800			
				R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 3 Units. Various Locations.					
	No Component	15%							
	Terminal Devices								
	Fan Coil - 2 Pipe	15%			2024	\$34,700	1	\$600	
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%			2024	\$3,700	2	\$1,300	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,000	
	Exhaust Fans								
	Interior	30%			2024	\$15,300	2	\$100	
	Roof	70%			2024	\$16,600	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$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	* *			
				Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 1st Floor Explanation : One Unit					

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

<b>Asset Name</b>	: <b>DYKER BRANCH LIBRARY</b>		
<b>Address</b>	: <b>8202 13TH AVE. @ 82ND STREET</b>		
<b>Borough</b>	: <b>BROOKLYN</b>	<b>Agency's Number</b>	: <b>82</b>
<b>Program / Asset #</b>	: <b>BPL0D82.000 / 13246</b>	<b>Yr Built/Renovated</b>	: <b>1974 / 2013</b>
<b>Area Sq Ft</b>	: <b>7,500</b>	<b>Project Type</b>	: <b>BROOKLYN PUBLIC LIBRARY</b>
<b>Date of Survey</b>	: <b>11-Jul-2019</b>	<b>Landmark Status</b>	: <b>NONE</b>
<b>Areas Surveyed</b>	: <b>Basement, Roof, Floors 1</b>		
<b>Block</b>	: <b>6302</b>	<b>Lot</b>	: <b>36</b>
		<b>BIN</b>	: <b>3164019</b>

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$50,600	
Interior Architecture		\$115,600
Mechanical		\$294,600
<b>Total</b>	<b>\$50,600</b>	<b>\$410,200</b>
Importance Code A	\$50,600	
Importance Code B		\$410,200
<b>Total</b>	<b>\$50,600</b>	<b>\$410,200</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$5,800			
Interior Architecture	\$33,300	\$1,700		
Electrical	\$7,900	\$300	\$8,200	\$300
Mechanical	\$2,000	\$800	\$7,400	\$1,000
Site Pavements	\$17,600			
<b>Total</b>	<b>\$66,600</b>	<b>\$2,800</b>	<b>\$15,600</b>	<b>\$1,300</b>
Importance Code A	\$6,200	\$400	\$500	\$400
Importance Code B	\$60,400	\$2,200	\$15,100	\$1,000
Importance Code C		\$200		
<b>Total</b>	<b>\$66,600</b>	<b>\$2,800</b>	<b>\$15,600</b>	<b>\$1,300</b>



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

## BROOKLYN PUBLIC LIBRARY - 038

## DYKER BRANCH LIBRARY

Asset # : 13246

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	Now	\$2,100	LIFE	**	5	\$3,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout Base Of Building							
	Masonry: Brick	80%			LIFE	**	5	\$10,600	
	Pre-Cast Concrete	15%	Now	\$3,700	LIFE	**	5	\$6,500	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Throughout Top Of Building							
Windows									
	Aluminum	100%	Now	\$50,600	2055	**	5	\$500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Roof									
	Single Ply Membrane	100%			2038	**	10	\$26,700	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Roof							
Soffits									
	Pre-Cast Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
	Ceramic Tile	5%			2033	**	5	\$700	
	Vinyl Tile	90%			2030	\$115,600	3	\$4,500	
Interior Walls									
	Ceramic Tile	10%			2039	**	5	\$400	
	Concrete Masonry Unit	90%			LIFE	**	5	\$1,500	
Ceilings									
	AcousTileSusp.Lay-In	90%	0-2	\$33,000	2043	**	5	\$6,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Kitchen, Work Room, Meeting Room							
		Staining/Discoloring, Extent : Severe, Area Affected : 15%							
		Location : Kitchen, Work Room, Meeting Room							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Kitchen, Work Room, Meeting Room							
	Gypsum Board	5%			LIFE	**	5	\$800	
	Plaster	5%			LIFE	**	5	\$400	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2050	**			
Free Standing Walls									
	Cast in Place Concrete	100%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2050	**			
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

## BROOKLYN PUBLIC LIBRARY - 038

## DYKER BRANCH LIBRARY

Asset # : 13246

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%	2-4	\$17,600	2035	**
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*Cracking/Crumbling, Extent : Light, Area Affected : 15%**Location : Throughout*

## On-Site Walkways

Cast in Place Concrete	100%			2035	**
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## Parking/Driveway

Asphalt	80%			2033	**
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Cast in Place Concrete	20%			2043	**
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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%			2040	**	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2040	**	5	\$200
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## Raceway

Conduit	90%			2040	**	1	
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Conduit	10%			2050	**	1	
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## Panelboards

Fused Disc Sw	5%			2029	\$800	5	
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Fused Disc Sw	5%			2046	**	5	
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Molded Case Bkrs	60%			2029	\$10,100	5	\$100
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Molded Case Bkrs	30%			2052	**	5	\$100
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## Wiring

Thermoplastic	70%			2030	\$21,800	1	
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Thermoplastic	30%			2050	**	1	
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## Motor Controllers

Locally Mounted	60%			2028	\$10,200	5	
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Locally Mounted	40%			2043	**	5	
-----------------	-----	--	--	------	----	---	--

## Ground

## Grounding Devices

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

## BROOKLYN PUBLIC LIBRARY - 038

## DYKER BRANCH LIBRARY

Asset # : 13246

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

98%

2035

\* \*

10

\$6,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-8 Lamps*

## Fluorescent

2%

2035

\* \*

10

\$100

*T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Front Desk*

## Egress Lighting

## Emergency, Battery

50%

2035

\* \*

10

\$900

## Exit, Service

50%

2035

\* \*

1

## Exterior Lighting

## LED

30%

2035

\* \*

## No Component

70%

## Alarm

## Security System

## No Component

70%

## Generic

30%

Now

\$7,600

2040

\* \*

1

\$800

*Not in Service, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

## Fire/Smoke Detection

## No Component

60%

## Generic, Analog

40%

2038

\* \*

1-3

\$1,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout Building**Explanation : New Fire Alarm Installed In 2018.*

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%

2050

\* \*

1

## Conversion Equipment

## Hot Water Boiler

100%

2043

\* \*

1

\$3,700

## Distribution

## Hot Wtr Piping/Pump

100%

2046

\* \*

4

\$400

## Terminal Devices

## Air Handler

50%

2038

\* \*

1

\$2,300

## Convactor/Radiator

50%

2035

\* \*

1

\$1,200

## Air Conditioning

## Energy Source

## Electricity

100%

2046

\* \*

1

## Conversion Equipment

## Interior Pkg Unit -

## Cooling

100%

2031

\$294,600

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.

## BROOKLYN PUBLIC LIBRARY - 038

## DYKER BRANCH LIBRARY

Asset # : 13246

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Heat Rejection								
	Dry Cooler	100%			2035	**	2	\$5,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
	Exhaust Fans								
	Roof	100%			2035	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,800	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 50 Gallon Tank								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$1,200	4	\$200	
	Backflow Preventer								
	Generic	100%			2035	**	1	\$500	
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$85,200	\$170,400
Electrical		\$52,200
Mechanical		\$402,900
<b>Total</b>	<b>\$85,200</b>	<b>\$625,500</b>
Importance Code A	\$85,200	\$170,400
Importance Code B		\$455,100
<b>Total</b>	<b>\$85,200</b>	<b>\$625,500</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$18,200	\$2,500		
Interior Architecture	\$50,200			\$1,800
Electrical	\$300	\$400	\$400	\$300
Mechanical	\$1,600	\$1,300	\$2,800	\$1,300
<b>Total</b>	<b>\$70,300</b>	<b>\$4,200</b>	<b>\$3,200</b>	<b>\$3,400</b>
Importance Code A	\$18,800	\$3,200	\$600	\$600
Importance Code B	\$34,100	\$1,100	\$2,600	\$2,800
Importance Code C	\$17,400			
<b>Total</b>	<b>\$70,300</b>	<b>\$4,200</b>	<b>\$3,200</b>	<b>\$3,400</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	40%			LIFE	* *	5	\$3,800	
	Efflorescence, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Vegetation Growth, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Glass Block	10%	Now	\$4,300	LIFE	* *	5	\$1,000	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Masonry: Brick	35%			LIFE	* *	5	\$5,400	
	Metal Coiling Doors	10%			2034	* *	5	\$4,800	
	Granite Panels	5%			LIFE	* *	5	\$600	
Parapets									
	Concrete Masonry Unit	25%			LIFE	* *	5	\$400	
	Metal Panel	5%			2049	* *	5	\$300	
	Metal: Cage/Fence	70%			2042	* *	5-10	\$8,000	
Roof									
	IRMA/Protected Membrane	90%	Now	\$85,200	2029	\$170,400			
	Insul Deter/Miss, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : First Floor								
	Sloped Glazing	10%	Now	\$13,900	LIFE	* *	5	\$28,200	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
Soffits									
	Metal Panel	100%			2039	* *	5-10		
Interior									
Floors									
	Ceramic Tile	10%			2038	* *	5	\$1,600	
	Vinyl Tile	90%	0-2	\$27,000	2034	* *	3	\$5,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Cast in Place Concrete	25%	Now	\$13,800	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Concrete Masonry Unit	25%			LIFE	**	5	\$1,600	
	Gypsum Board	50%	Now	\$3,600	LIFE	**	5	\$4,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Front Wall							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Front Wall							
Ceilings									
	AcousTileSusp.Lay-In	70%			2042	**	5	\$11,000	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : Throughout							
	Gypsum Board	10%	0-2	\$400	LIFE	**	5	\$2,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Offices							
	Plaster	20%	Now	\$4,600	LIFE	**	5	\$2,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	75%			2042	**			
	Pavers/Stone	25%			2038	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2037	* *	5		
	Molded Case Bkrs	95%			2037	* *	5	\$300	
Wiring									
	Thermoplastic	100%			2039	* *	1		
Motor Controllers									
	Locally Mounted	100%			2034	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	10%			2037	* *	10	\$1,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement									
	LED	90%			2037	* *			
Egress Lighting									
	Emergency, Battery	50%			2029	\$9,300	10	\$1,500	
	Exit, Service	50%			2029	\$1,000	1		
Exterior Lighting									
	HID	100%			2029	\$52,200	10		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$2,300	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2034	* *	1	\$6,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement Boiler Room									
Explanation : One Unit									
Distribution									
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$600	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	70%			2029	\$127,500	1	\$5,300	
	Convactor/Radiator	30%			2034	* *	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2027	\$275,400	2	\$800	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 2 Units. Basement								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Interior	90%			2029	\$41,500	2	\$300	
	Roof	10%	Now	\$100	2029	\$2,200	2		
	Not in Service, Extent : Severe, Area Affected : 100%								
	Location : Restroom Exhaust Fans. Roof								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$7,900	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 : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : EASTERN PARKWAY BRANCH LIBRARY  
**Address** : 1044 EASTERN PKWY. @SCHENECTADY AVE.  
**Borough** : BROOKLYN **Agency's Number** : 37  
**Program / Asset #** : BPL0E37.000 / 13248 **Yr Built/Renovated** : 1914 / 2005  
**Area Sq Ft** : 15,901 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 27-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1396 **Lot** : 6 **BIN** : 3037543

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$364,400	
Electrical	\$55,400	
Mechanical	\$232,000	\$164,400
<b>Total</b>	<b>\$651,900</b>	<b>\$164,400</b>
Importance Code A	\$364,400	
Importance Code B	\$287,400	\$164,400
<b>Total</b>	<b>\$651,900</b>	<b>\$164,400</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$24,600		\$1,400	
Interior Architecture	\$10,800		\$13,400	\$2,500
Electrical	\$25,200	\$800	\$1,000	\$700
Mechanical	\$1,800	\$2,100	\$13,800	\$2,400
Site Enclosure	\$1,800			
Site Pavements	\$12,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$80,800</b>	<b>\$6,800</b>	<b>\$33,500</b>	<b>\$9,500</b>
Importance Code A	\$25,400	\$800	\$2,400	\$800
Importance Code B	\$50,900	\$6,000	\$31,200	\$8,700
Importance Code C	\$4,500			
<b>Total</b>	<b>\$80,800</b>	<b>\$6,800</b>	<b>\$33,500</b>	<b>\$9,500</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	5%			LIFE	**	5	\$1,100	
	Masonry: Granite	5%	Now	\$7,300	LIFE	**	5	\$800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Limestone	85%	Now	\$127,500	LIFE	**	5	\$14,100	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : Various Areas							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Stucco Cement	5%			2035	**	5	\$2,800	
Windows									
	Steel	5%	Now	\$17,300	2055	**	5	\$1,800	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 40%							
		Location : Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 40%							
		Location : Basement							
	Wood	95%	Now	\$236,900	2055	**	5	\$28,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$1,300	
	Masonry: Limestone	50%			LIFE	**	5	\$1,600	
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2038	**	10	\$18,100	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
	Traffic Topping	10%			2035	**	5	\$3,000	
	Vinyl Tile	85%	Now	\$9,600	2035	**	3	\$7,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$400	
	Gypsum Board	15%			LIFE	**	5	\$1,800	
	Plaster	70%			LIFE	**	5	\$4,200	
	SGFT/Glazed Masonry	10%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st And 2nd Floors									
Explanation : Located In Main Stairwell									
Ceilings									
	AcousTileConcealSpLn	80%			2035	**	5	\$23,800	
	AcousTileSusp.Lay-In	10%			2043	**	5	\$2,400	
	Plaster	10%			LIFE	**	5	\$1,500	
Site Enclosure									
Fence/Gates									
	Chain Link	50%	Now	\$1,700	2030	\$8,500			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : Rear Yard									
Corrosion/Rusting, Extent : Moderate, Area Affected : 60%									
Location : Rear Yard									
	Iron Picket	50%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$100	2050	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Stair Areaway At Rear Yard									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$9,800	2035	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Easter Parkway Entrance Area									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Easter Parkway Entrance Area									
Tripping Hazard, Extent : Moderate, Area Affected : 5%									
Location : Easter Parkway Entrance Area									
On-Site Walkways									
	Cast in Place Concrete	80%			2035	**			
	Masonry: Granite	20%			LIFE	**			
Parking/Driveway									
	Asphalt	100%	Now	\$2,800	2033	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Rear Yard									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Rear Yard									
Potholes, Extent : Moderate, Area Affected : 10%									
Location : Rear Yard									

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2030	\$1,700	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 200 Amperes Service									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2030	\$36,200	5	\$400	
Raceway									
	Conduit	95%			2030	\$33,400	1		
	Conduit	5%			2040	* *	1		
Panelboards									
	Molded Case Bkrs	95%			2029	\$15,900	5	\$400	
	Molded Case Bkrs	5%			2038	* *	5		
Wiring									
	Braided Cloth	80%	0-2	\$24,900	2055	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	20%			2040	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	5%			2030	\$8,900	10	\$700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Mechanical Rooms									
	LED	95%			2035	* *			
Egress Lighting									
	Exit, LED	30%			2045	* *	1		
	Exit, Service	40%			2030	\$1,000	1		
	Exit, Battery	30%			2030	\$2,500	10	\$300	
Exterior Lighting									
	HID	50%			2030	\$33,700	10		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof And Perimeter									
Explanation : Operated Via Timer									
	No Component	50%							
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2035	* *	1	\$3,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Cameras Only									

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

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30% 4+

\$55,400

2040

\* \*

1-3

\$2,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Outdated Very Old Fire Alarm System*

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

## Heating

## Energy Source

Electricity

30%

2040

\* \*

1

Natural Gas

70%

2040

\* \*

1

## Conversion Equipment

Furnace

30%

2030

\$11,800

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Rooftop Units**Explanation : Gas Heat*

Hot Water Boiler

70%

2035

\* \*

1

\$5,500

## Distribution

Ductwork/Diffusers

50%

LIFE

\* \*

2-5

\$4,400

Hot Wtr Piping/Pump

50%

2046

\* \*

4

\$400

## Terminal Devices

Air Handler

70%

2030

\$164,400

1

\$6,900

Convactor/Radiator

30%

2035

\* \*

1

\$1,500

## Air Conditioning

## Energy Source

Electricity

100%

2046

\* \*

1

## Conversion Equipment

Int Pkg Unit -

Heating/Cooling

30%

2024

\$106,600

2

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : With Gas Furnace*

Ext Pkg Unit -

Heating/Cooling

60%

2025

\$125,500

2

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : With Gas Furnace*

Split Unit

10%

2030

\$35,700

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	10%			2030	\$18,700	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : Hot Water Coil							
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2030	\$3,400	2	\$1,100	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,900	
	Exhaust Fans								
	Roof	100%			2030	\$27,700	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$10,200	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Boiler Room Explanation : One 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$2,500	4	\$300	
	Sewage Ejector(s)								
	Compressed Air	100%			2040	* *	4	\$200	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2035	* *	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10% Location : Boiler Room Explanation : Boilers Only							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : One Unit							

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Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : FLATBUSH BRANCH LIBRARY  
**Address** : 22 LINDEN BLVD. BTWN: FLATBUSH AVE - BEDFORD AVE  
**Borough** : BROOKLYN **Agency's Number** : 38  
**Program / Asset #** : BPL0003.000 / 4202 **Yr Built/Renovated** : 1905 / 2014  
**Area Sq Ft** : 21,790 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 27-Jun-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2  
**Block** : 5086 **Lot** : 15 **BIN** : 3116706

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$209,700	
Interior Architecture	\$117,600	
Electrical	\$50,600	\$12,200
Mechanical		\$399,300
<b>Total</b>	<b>\$377,900</b>	<b>\$411,600</b>
Importance Code A	\$209,700	
Importance Code B	\$168,200	\$411,600
<b>Total</b>	<b>\$377,900</b>	<b>\$411,600</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$12,100		\$21,600	
Interior Architecture	\$14,100	\$1,900		\$3,300
Electrical	\$2,400	\$2,100	\$10,600	\$2,600
Mechanical	\$4,200	\$7,400	\$5,700	\$7,900
Site Pavements	\$28,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$65,600</b>	<b>\$15,400</b>	<b>\$41,800</b>	<b>\$17,700</b>
Importance Code A	\$13,200	\$1,100	\$22,700	\$1,100
Importance Code B	\$35,500	\$13,100	\$19,100	\$16,600
Importance Code C	\$16,800	\$1,200		
<b>Total</b>	<b>\$65,600</b>	<b>\$15,400</b>	<b>\$41,800</b>	<b>\$17,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%	Now	\$156,800	LIFE	**	5	\$23,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Southwest Exit							
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Chimney							
	Masonry: Limestone	5%			LIFE	**	5	\$1,000	
	Pre-Cast Concrete	10%	Now	\$10,100	LIFE	**	5	\$8,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Building Base							
		Open Joints, Extent : Moderate, Area Affected : 25%							
		Location : Building Base							
Windows									
	Aluminum	93%	Now	\$52,900	2046	**	5	\$2,800	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Glass Block	2%			LIFE	**	5	\$100	
	Metal Louvers	5%	Now	\$2,000	2033	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
		Deteriorated Finish, Extent : Moderate, Area Affected : 20%							
		Location : South Facade							
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$5,800	
	Metal Panel	5%			2050	**	5	\$1,300	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
Roof									
	Built-Up (BUR)	93%			2035	**	10	\$21,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Not Accessible							
	Skylight, Metal/Glass	5%			2050	**	10	\$3,800	
	Skylight, Metal/Glass	2%			2040	**	10	\$1,500	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	5%	2-4	\$3,600	LIFE	**	5	\$3,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Basement							
	Ceramic Tile	5%			2039	**	5	\$1,500	
	Terrazzo	5%			LIFE	**	5	\$1,200	
	Vinyl Tile	65%			2035	**	3	\$10,000	
	Vinyl Tile	20%	2-4	\$58,700	2040	**	3	\$2,300	
		Adhesion Failure, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$2,300	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,900	
	Glass: Single Pane	5%			LIFE	**	5	\$1,700	
	Gypsum Board	10%			LIFE	**	5	\$2,800	
	Masonry: Brick	5%			LIFE	**			
	Marble Panels	5%			LIFE	**			
	Plaster	55%			LIFE	**	5	\$7,700	
	Plaster	5%	2-4	\$4,200	LIFE	**	5	\$700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Ceilings									
	AcousTileSusp.Lay-In	25%			2043	**	5	\$7,700	
	Gypsum Board	10%			LIFE	**	5	\$3,800	
	Plaster	65%	4+	\$58,900	LIFE	**	5	\$12,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
Site Enclosure									
Fence/Gates									
	Exposed Struc: Steel	70%			LIFE	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Iron Picket	30%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2050	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$16,100	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
On-Site Walkways									
	Cast in Place Concrete	100%	2-4	\$2,600	2035	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							

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

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

## Site Pavements

## Parking/Driveway

## Asphalt

100% 2-4 \$10,000 2033 \* \*

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

*Location : Throughout*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2050 \* \* 5 \$100

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

*Location : Electrical Room*

*Explanation : One 1,200 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

## Fused Disc Sw

100% 2050 \* \* 5 \$100

## Raceway

## Conduit

70% 2030 \$24,600 1

## Conduit

30% 2050 \* \* 1

## Panelboards

## Molded Case Bkrs

80% 2046 \* \* 5 \$500

## Molded Case Bkrs

20% 2029 \$5,000 5 \$100

## Wiring

## Thermoplastic

80% 2050 \* \* 1

## Thermoplastic

20% 2030 \$6,200 1

## Motor Controllers

## Locally Mounted

100% 2043 \* \* 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.*

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$12,200	10	\$1,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 5%							
		Location : Main Floor							
	Fluorescent	5%			2035	* *	10	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	Fluorescent	1%			2035	* *	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, Hallway							
		Explanation : T-5 Lamps							
	Fluorescent	19%			2035	* *	10	\$3,800	
		Compact Fluorescent Light, Extent : Light, Area Affected : 19%							
		Location : Main Floor							
	LED	70%			2035	* *			
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$2,600	
	Exit, Battery	50%			2035	* *	10	\$700	
Exterior Lighting									
	HID	100%			2035	* *	10	\$100	
Alarm									
	Security System								
	Generic	100%			2035	* *	1	\$8,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV System							
Fire/Smoke Detection									
	Generic, Analog	20%			2025	\$50,600	1-3	\$2,700	
	Generic, Digital	80%			2035	* *	1-3	\$11,100	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2043	* *	1	\$10,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : One Unit									
Distribution									
	Hot Wtr Piping/Pump	100%			2046	* *	4	\$1,100	
Recent Replace Evident, Extent : N/A, Area Affected : 100%									
Location : Basement									

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
	Terminal Devices							
	Air Handler	40%		2030	\$128,700	1	\$5,400	
	Air Handler	20%		2038	* *	1	\$2,700	
	Convactor/Radiator	40%		2035	* *	1	\$2,800	
<b>Air Conditioning</b>								
	Energy Source							
	Electricity	100%		2046	* *	1		
	Conversion Equipment							
	Reciprocating Compr/Chiller	60%		2030	\$116,600	1	\$6,100	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Window/Wall Unit	40%		2028	\$19,100	1		
	Distribution							
	CW & CHW Wtr	80%		2040	* *	4	\$1,300	
	Pipe/Pump							
	No Component	20%						
	Terminal Devices							
	Air Handler/Cool/Ht	60%		2030	\$154,000	1	\$8,100	
	Fan Coil - 4 Pipe	20%		2035	* *	1	\$1,400	
	No Component	20%						
	Heat Rejection							
	Air Cooled Condenser Unit	100%		2030	\$46,100	2	\$15,200	
<b>Ventilation</b>								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$12,200	
	Exhaust Fans							
	Roof	100%		2035	* *	2	\$700	
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	20%		2040	* *	1		
	Galvanized Steel	80%		2035	* *	1		
	Water Heater							
	Electric	100%		2028	\$20,200	4	\$200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 50 Gallon Unit</i>					
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2035	* *	4	\$700	
	Sewage Ejector(s)							
	Electric	100%		2030	\$6,600	4	\$900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
	Backflow Preventer							
	Generic	100%		2035	* *	1	\$1,300	
Fixtures								
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$338,600
Mechanical		\$255,700
<b>Total</b>		<b>\$594,300</b>
Importance Code A		\$338,600
Importance Code B		\$255,700
<b>Total</b>		<b>\$594,300</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$6,900	\$7,400		
Interior Architecture	\$33,500		\$2,100	
Electrical	\$600	\$600	\$500	\$400
Mechanical	\$1,200	\$8,700	\$2,300	\$1,000
Site Pavements	\$17,900			
<b>Total</b>	<b>\$60,000</b>	<b>\$16,700</b>	<b>\$4,900</b>	<b>\$1,400</b>
Importance Code A	\$7,500	\$8,000	\$600	\$600
Importance Code B	\$44,000	\$8,700	\$4,300	\$800
Importance Code C	\$8,500			
<b>Total</b>	<b>\$60,000</b>	<b>\$16,700</b>	<b>\$4,900</b>	<b>\$1,400</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,100	
	Masonry: Brick	87%			LIFE	**	5	\$15,900	
	Pre-Cast Concrete	3%	Now	\$2,000	LIFE	**	5	\$1,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Window Sills								
Windows									
	Glass Block	50%			LIFE	**	5	\$2,000	
	Steel	50%			2037	**	5	\$39,300	
Parapets									
	Masonry: Brick	90%			LIFE	**	5	\$2,500	
	Metal Panel	10%	Now	\$4,900	2049	**	5	\$500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
	Location : Metal Coping At East Side								
Roof									
	Modified Bitumen	25%			2034	**	10	\$7,400	
	Modified Bitumen	75%			2029	\$338,600	10	\$22,300	
Soffits									
	Metal Panel	100%			2049	**	5-10		
Interior									
Floors									
	Ceramic Tile	5%			2038	**	5	\$900	
	Vinyl Tile	95%			2034	**	3	\$6,400	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$800	
	Gypsum Board	95%			LIFE	**	5	\$9,300	
Ceilings									
	AcousTileConcealSpLn	20%	Now	\$32,700	2049	**	5	\$2,300	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : Mezzanine								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : Mezzanine								
	AcousTileSusp.Lay-In	70%			2042	**	5	\$12,600	
	Gypsum Board	10%			LIFE	**	5	\$2,300	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2039	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$9,800	2042	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Troy Avenue								
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$900	2042	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Front Of Building - Flatbush Avenue								

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

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

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

## Site Pavements

## Parking/Driveway

## Asphalt

100% Now \$7,200 2032 \$36,200

*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%**Location : Rear Of Building*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100% 2029 \$1,700 5 \$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Switch Rated At 400 Amperes*

## Switchgear / Switchboard

## Molded Case Bkrs

100% 2029 \$36,200 5 \$300

## Raceway

## Conduit

90% 2029 \$31,600 1

## Conduit

10% 2049 \* \* 1

## Panelboards

## Fused Disc Sw

5% 2028 \$800 5

## Molded Case Bkrs

20% 2045 \* \* 5 \$100

## Molded Case Bkrs

75% 2028 \$12,600 5 \$200

## Wiring

## Thermoplastic

80% 2029 \$24,900 1

## Thermoplastic

20% 2049 \* \* 1

## Motor Controllers

## Locally Mounted

100% 2027 \$33,900 5 \$100

## Ground

## Grounding Devices

## Not Accessible

100%

## Lighting

## Interior Lighting

## LED

100% 2037 \* \*

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

## Egress Lighting

## Emergency, Battery

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

## Exit, Service

50% 2037 \* \* 1

## Exterior Lighting

## LED

10% 2037 \* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : Front Only**Explanation : LED Lights*

## No Component

90%

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

## Alarm

Security System  
Generic

100%

2037

\* \*

1

\$4,500

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

*Location : Inside And Outside*

*Explanation : CCTV Surveillance Cameras, Intrusion Alarm, Motion Sensors And Panic Doors*

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

## Heating

Energy Source  
Natural Gas

100%

2049

\* \*

1

Conversion Equipment  
Furnace

40%

2029

\$11,900

1

\$2,400

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

*Location : Roof*

*Explanation : 2 Rooftop Package Units*

Hot Water Boiler

60%

2034

\* \*

1

\$3,600

*Other Observation, Extent : Light, Area Affected : 60%*

*Location : 1st Floor Boiler Room*

*Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump  
No Component

60%

2037

\* \*

4

\$400

40%

## Terminal Devices

Air Handler  
Convector/Radiator  
No Component

30%

2029

\$53,300

1

\$2,200

30%

2027

\$20,300

1

\$1,200

40%

## Air Conditioning

Energy Source  
Electricity

100%

2037

\* \*

1

Conversion Equipment  
Int Pkg Unit -  
Heating/Cooling

40%

2027

\$107,500

2

\$300

*R-22 Refrigerant, Extent : Light, Area Affected : 40%*

*Location : 1st Floor Mechanical Room*

Ext Pkg Unit -  
Heating/Cooling

60%

2029

\$94,900

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 60%*

*Location : 2 Units On Roof*

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$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.*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation								
	Exhaust Fans							
	Interior	30%		2029	\$13,500	2	\$100	
	Roof	70%		2029	\$14,700	2	\$300	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2039	* *	1		
	Water Heater							
	Gas Fired	100%		2024	\$7,700	2	\$200	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	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 : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : FORT HAMILTON BRANCH LIBRARY  
**Address** : 9424 FOURTH AVE. @95TH STREET  
**Borough** : BROOKLYN **Agency's Number** : 40  
**Program / Asset #** : BPL0F40.000 / 13250 **Yr Built/Renovated** : 1902 / 2011  
**Area Sq Ft** : 7,362 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 14-May-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 6114 **Lot** : 37 **BIN** : 3155499

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$82,100
Mechanical		\$87,100
<b>Total</b>		<b>\$169,200</b>
Importance Code A		\$82,100
Importance Code B		\$87,100
<b>Total</b>		<b>\$169,200</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$27,400			\$3,500
Interior Architecture	\$29,500		\$1,200	\$900
Electrical	\$700	\$500	\$700	\$500
Mechanical	\$2,900	\$800	\$1,100	\$800
Site Pavements	\$500			
<b>Total</b>	<b>\$61,000</b>	<b>\$1,300</b>	<b>\$2,900</b>	<b>\$5,700</b>
Importance Code A	\$27,800	\$400	\$400	\$3,900
Importance Code B	\$14,800	\$1,000	\$2,600	\$1,200
Importance Code C	\$18,500			\$600
<b>Total</b>	<b>\$61,000</b>	<b>\$1,300</b>	<b>\$2,900</b>	<b>\$5,700</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$25,500	
	Masonry: Brick Cavity	15%			LIFE	**	5	\$5,100	
	Masonry: Limestone	5%			LIFE	**	5	\$1,300	
	Metal Panel	5%			2052	**	5-10	\$5,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : Equipment Screen Wall									
Windows									
	Aluminum	98%			2048	**	5	\$2,000	
	Metal Louvers	2%			2041	**	10	\$300	
Parapets									
	Masonry: Brick	20%			LIFE	**	5-10	\$1,900	
	Metal Panel	5%			2052	**	5	\$300	
	No Component	75%							
Roof									
	Built-Up (BUR)	30%			2032	\$82,100	10	\$5,400	
	Modified Bitumen	30%	0-2	\$1,600	2037	**			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%									
Location : Roof Drain Above New Community Room									
	Slate	40%			LIFE	**	10	\$7,200	
Soffits									
	Fiberglass Panel	100%			2041	**	5	\$7,100	
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
	Ceramic Tile	5%			2041	**	5	\$600	
	Slate	2%			LIFE	**	5	\$500	
	Vinyl Tile	88%			2037	**	3	\$3,600	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$1,200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$900	
	Gypsum Board	25%	4+	\$500	LIFE	**	5	\$3,500	
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : At HVAC Ducts									
	Masonry: Brick	5%	0-2	\$1,000	LIFE	**			
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Basement									
	Plaster	50%			LIFE	**	5-10	\$10,000	
	Wood	10%			LIFE	**	5	\$18,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	35%	0-2	\$600	2045	* *	5	\$1,600	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
	Location : At HVAC Ducts							
Exposed Struc: Steel	5%			LIFE	* *	10	\$900	
Gypsum Board	25%			LIFE	* *	5-10	\$7,900	
Plaster	35%			LIFE	* *	5-10	\$5,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2052	* *			
Retaining Walls								
Cast in Place Concrete	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	75%			2049	* *			
Masonry: Granite	25%	Now	\$500	LIFE	* *			
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Front Entry Steps							
Parking/Driveway								
Asphalt	100%			2041	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2052	* *	5		
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2052	* *	5		
Raceway								
Conduit	100%			2052	* *	1		
Panelboards								
Fused Disc Sw	5%			2048	* *	5		
Molded Case Bkrs	95%			2048	* *	5	\$200	
Wiring								
Thermoplastic	100%			2052	* *	1		
Motor Controllers								
Locally Mounted	100%			2045	* *	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.

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	20%			2037	* *	10	\$1,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2037	* *	10	\$300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	LED	75%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$900	
	Exit, LED	50%			2060	* *	1		
Exterior Lighting									
	HID	30%			2037	* *	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas, Rear Of The Building							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$4,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	* *	1		
	Conversion Equipment								
	Furnace	65%			2032	\$11,800	1	\$2,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Package Units							
	Hot Water Boiler	35%			2045	* *	1	\$1,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
	Distribution							
	Hot Wtr Piping/Pump	35%		2040	**	4	\$200	
	No Component	65%						
	Terminal Devices							
	Convactor/Radiator	35%		2037	**	1	\$800	
	No Component	65%						
<b>Air Conditioning</b>								
	Energy Source							
	Electricity	100%		2048	**	1		
	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	90%		2032	\$87,100	2	\$400	
		Other Observation, Extent : N/A, Area Affected : 100%						
		Location : Roof						
		Explanation : 2 Package Units. R-410a						
	Split Unit	10%		2032	\$16,500			
		Other Observation, Extent : Light, Area Affected : 100%						
		Location : Roof						
		Explanation : 2 Units. R-410a						
	Terminal Devices							
	Fan Coil - 2 Pipe	10%		2032	\$14,700	1	\$200	
	No Component	90%						
	Heat Rejection							
	Dry Cooler	10%		2032	\$4,200	2	\$500	
	No Component	90%						
<b>Ventilation</b>								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$6,500	
	Exhaust Fans							
	Roof	100%		2032	\$12,800	2	\$200	
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%		2052	**	1		
	Water Heater							
	Gas Fired	100%		2030	\$4,700	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Fixtures							
	Generic	100%						
<b>Fire Suppression</b>								
	Sprinkler							
	No Component	80%						
	Generic	20%		2042	**	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 : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture		\$10,200		\$600
Interior Architecture			\$1,600	\$1,100
Electrical	\$600	\$31,000	\$500	\$600
Mechanical	\$1,600	\$1,200	\$2,100	\$1,100
<b>Total</b>	<b>\$2,200</b>	<b>\$42,300</b>	<b>\$4,200</b>	<b>\$3,400</b>
Importance Code A	\$500	\$10,700	\$500	\$1,100
Importance Code B	\$1,700	\$31,600	\$3,700	\$2,300
Importance Code C				
<b>Total</b>	<b>\$2,200</b>	<b>\$42,300</b>	<b>\$4,200</b>	<b>\$3,400</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%			LIFE	**	5	\$1,400	
	Exposed Struc: Steel	2%			LIFE	**	5	\$500	
		Paint Peeling, Extent : Light, Area Affected : 25%							
		Location : Throughout							
	Masonry: Brick	76%			LIFE	**	5	\$6,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Metal Panel	5%			2049	**	5-10	\$3,000	
		Painted Surfaces, Extent : Light, Area Affected : 10%							
		Location : Rear Of Building							
	Window Wall	15%			2049	**	5	\$4,900	
Windows									
	Aluminum	99%			2051	**	5	\$1,300	
	Metal Louvers	1%			2032	\$400	10	\$100	
		Deteriorated Finish, Extent : Light, Area Affected : 50%							
		Location : Front Of Building							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$600	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 1%							
		Location : Throughout							
	Masonry: Brick	40%			LIFE	**	5	\$300	
		Vertical Cracks, Extent : Light, Area Affected : 1%							
		Location : West Side							
	No Component	50%							
Roof									
	Asphalt Shingle	65%			2042	**	10	\$2,200	
	Modified Bitumen	35%			2034	**	10	\$6,900	
Soffits									
	Cement - Fiber Panel	90%			2037	**	10		
		Staining/Discoloring, Extent : Light, Area Affected : 15%							
		Location : Throughout							
	Exposed Struc: Steel	10%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
	Ceramic Tile	5%			2042	**	5	\$700	
	Vinyl Tile	90%			2037	**	3	\$4,800	
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$100	
	Gypsum Board	75%			LIFE	**	5	\$2,100	
	Masonry: Brick	15%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

**Interior**

**Ceilings**

AcousTileSusp.Lay-In	15%		2046	**	5	\$2,100	
Exposed Struc: Steel	5%		LIFE	**			
Exposed Struc: Wood	75%		LIFE	**			
Gypsum Board	5%		LIFE	**	5	\$900	

**Site Enclosure**

**Fence/Gates**

Iron Picket	100%		2064	**			
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**Free Standing Walls**

Masonry: Brick	100%		2049	**			
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**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%		2046	**			
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**On-Site Walkways**

Cast in Place Concrete	100%		2046	**			
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**Activity Yard**

Pavers/Stone	100%		2042	**			
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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%		2039	**	5		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Disconnect Switch Rated At 600 Amperes.*

**Switchgear / Switchboard**

Molded Case Bkrs	100%		2039	**	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1- Vertical Section*

**Raceway**

Conduit	100%		2039	**	1		
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**Panelboards**

Fused Disc Sw	5%		2037	**	5		
Molded Case Bkrs	95%		2037	**	5	\$300	

**Wiring**

Thermoplastic	100%		2039	**	1		
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**Motor Controllers**

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

**Grounding Devices**

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

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

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

**Lighting**

## Interior Lighting

## Fluorescent

25%

2024

\$28,000

10

\$2,300

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Offices, Electrical Room*

## Fluorescent

5%

2029

\$5,600

10

\$500

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Offices*

## LED

70%

2037

\* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas**Explanation : LED Light*

## Egress Lighting

## Emergency, Battery

50%

2029

\$7,500

10

\$1,200

## Exit, Service

50%

2029

\$800

1

## Exterior Lighting

## LED

30%

2037

\* \*

## No Component

70%

**Alarm**

## Security System

## Generic

100%

2037

\* \*

1

\$3,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside The Building**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

## No Component

70%

## Generic, Digital

30%

2029

\$34,700

1-3

\$1,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas**Explanation : Smoke Detector, Strobe Lights*

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

**Heating**

## Energy Source

## Natural Gas

100%

2055

\* \*

1

## Conversion Equipment

## Hot Water Boiler

100%

2046

\* \*

1

\$4,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor**Explanation : 1 Unit*

## Distribution

## Hot Wtr Piping/Pump

100%

2051

\* \*

4

\$700

## Terminal Devices

## Air Handler

90%

2037

\* \*

1

\$5,500

## Fan Coil Unit/Heat

10%

2037

\* \*

1

\$300

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	90%			2033	**	2	\$600	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
	Exhaust Fans								
	Interior	100%			2037	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	**	1		
	Water Heater								
	Electric	100%			2028	\$9,200	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2037	**	1	\$600	
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : **HIGHLAWN BRANCH LIBRARY**  
**Address** : **1664 WEST 13TH @KINGS HIGHWAY**  
**Borough** : **BROOKLYN** **Agency's Number** : **42**  
**Program / Asset #** : **BPL0H42.000 / 13252** **Yr Built/Renovated** : **1972 / 2005**  
**Area Sq Ft** : **7,500** **Project Type** : **BROOKLYN PUBLIC LIBRARY**  
**Date of Survey** : **12-Jul-2019** **Landmark Status** : **NONE**  
**Areas Surveyed** : **Basement, Roof, Floors 1**  
**Block** : **6618** **Lot** : **34** **BIN** : **3175253**

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture		\$281,800
Mechanical		\$301,000
<b>Total</b>		<b>\$582,700</b>
Importance Code A		\$281,800
Importance Code B		\$301,000
<b>Total</b>		<b>\$582,700</b>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
Exterior Architecture	\$48,400	\$700		
Interior Architecture		\$2,000	\$400	
Electrical	\$17,200	\$400	\$500	\$400
Mechanical	\$2,100	\$800	\$2,500	\$11,400
Site Enclosure	\$300			
<b>Total</b>	<b>\$68,100</b>	<b>\$3,800</b>	<b>\$3,400</b>	<b>\$11,900</b>
Importance Code A	\$48,800	\$1,100	\$400	\$500
Importance Code B	\$19,000	\$2,700	\$2,800	\$11,400
Importance Code C	\$300		\$200	
<b>Total</b>	<b>\$68,100</b>	<b>\$3,800</b>	<b>\$3,400</b>	<b>\$11,900</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%	2-4	\$9,000	LIFE	**	5	\$13,200	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	20%			LIFE	**	5	\$2,800	
	Granite Panels	10%	2-4	\$11,300	LIFE	**	5	\$1,400	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Entry							
Windows									
	Aluminum	100%			2039	**	5	\$1,400	
Parapets									
	Masonry: Brick	3%			LIFE	**	5		
	Masonry: Limestone	2%			LIFE	**	5		
	Metal Panel	1%			2041	**	5		
	No Component	94%							
Roof									
	Modified Bitumen	100%	4+	\$28,200	2031	\$281,800			
		Alligatoring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	50%			LIFE	**	5		
	Stucco Cement	50%			2036	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2040	**	5	\$500	
	Terrazzo	2%			LIFE	**	5	\$200	
	Vinyl Tile	88%			2039	**	3	\$3,500	
		Recent Installation, Extent : N/A, Area Affected : 80%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$300	
	Concrete Masonry Unit	5%			LIFE	**	5	\$100	
	Plaster	20%			LIFE	**	5	\$400	
	SGFT/Glazed Masonry	70%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	15%			2044	**	5	\$1,600	
	Exposed Struc: Steel	5%			LIFE	**			
	Plaster	80%			LIFE	**	5	\$5,300	
Site Enclosure									
Fence/Gates									
	Iron Picket	50%			2051	**			
	Masonry: Brick	50%	Now	\$300	2041	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Wall At Areaway On East Side							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Site Enclosure

## Free Standing Walls

Cast in Place Concrete	100%		2051		**				
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Site Wall On West Property Line</i>									
<i>Explanation : This Is Actually Pre-cast Concrete Construction</i>									

## Retaining Walls

Cast in Place Concrete	70%		2051		**				
Masonry: Brick	30%		2041		**				

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%		2036		**				
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## On-Site Walkways

Cast in Place Concrete	100%		2036		**				
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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%		2031	\$1,700	5	\$200			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One Electrical Service Rated At 350 Amperes</i>									

## Raceway

Conduit	90%		2031	\$31,600	1				
Conduit	10%		2057	**	1				

## Panelboards

Molded Case Bkrs	60%		2030	\$10,100	5	\$100			
Molded Case Bkrs	40%		2047	**	5	\$100			

## Wiring

Braided Cloth	20%	2-4	\$6,200	2056	**	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									

Thermoplastic	70%		2031	\$21,800	1				
Thermoplastic	10%		2057	**	1				

## Motor Controllers

Locally Mounted	100%		2044	**	5	\$100			
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## Ground

## Grounding Devices

Generic	100%	0-2	\$10,700	LIFE	**	5	\$100		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : Ground Bus Bar Not Observed. Jumper Wire For Water Meter Observed.</i>									

## Lighting

## Interior Lighting

LED	100%		2039	**					
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Lighting

## Egress Lighting

Exit, Service

50%

2039

\* \*

1

Exit, Battery

50%

2039

\* \*

10

\$300

## Exterior Lighting

HID

40%

2031

\$12,700

10

LED

60%

2039

\* \*

## Alarm

## Security System

No Component

20%

Generic

80%

2039

\* \*

1

\$2,200

## Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2031

\$26,100

1-3

\$1,400

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

## Heating

## Energy Source

Natural Gas

100%

2051

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2036

\* \*

1

\$3,700

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

## Distribution

Hot Wtr Piping/Pump

100%

2039

\* \*

4

\$600

## Terminal Devices

Air Handler

75%

2031

\$83,100

1

\$3,500

Convactor/Radiator

25%

2029

\$10,500

1

\$600

## Air Conditioning

## Energy Source

Electricity

100%

2047

\* \*

1

## Conversion Equipment

Int Pkg Unit -

95%

2029

\$159,200

2

\$400

Heating/Cooling

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

Split Unit

5%

2036

\* \*

## Heat Rejection

Dry Cooler

95%

2031

\$40,700

2

\$5,000

No Component

5%

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,200

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation								
	Exhaust Fans							
	Interior	80%		2031	\$22,400	2	\$200	
	Roof	20%		2031	\$2,600	2		
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2031	\$58,700	1		
	Water Heater							
	Electric	100%		2026	\$6,900	4		
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2026	\$1,200	4	\$200	
	Sewage Ejector(s)							
	Electric	100%		2026	\$2,300	4	\$300	
	Fixtures							
	Generic	100%						

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : JAMAICA BAY BRANCH LIBRARY  
**Address** : 9727 SEAVIEW AVE. @E. 98 STREET  
**Borough** : BROOKLYN **Agency's Number** : 81  
**Program / Asset #** : BPL0J81.000 / 13253 **Yr Built/Renovated** : 1973 / 2002  
**Area Sq Ft** : 7,852 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 29-Jul-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 8300 **Lot** : 1 **BIN** : 3234514

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Mechanical		\$164,700
<b>Total</b>		<b>\$164,700</b>
Importance Code B		\$164,700
<b>Total</b>		<b>\$164,700</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				\$2,700
Interior Architecture	\$2,100		\$300	\$1,400
Electrical	\$700	\$900	\$800	\$1,900
Mechanical	\$700	\$500	\$1,200	\$5,500
Site Enclosure	\$100			
Site Pavements	\$3,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$11,500</b>	<b>\$5,400</b>	<b>\$6,300</b>	<b>\$15,500</b>
Importance Code A	\$400	\$400	\$400	\$3,200
Importance Code B	\$11,000	\$5,000	\$5,900	\$12,300
Importance Code C	\$200			
<b>Total</b>	<b>\$11,500</b>	<b>\$5,400</b>	<b>\$6,300</b>	<b>\$15,500</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	90%			LIFE	**	5	\$11,600	
	Pre-Cast Concrete	3%			LIFE	**	5	\$2,000	
	Window Wall	7%			2041	**	5	\$5,400	
Windows									
	Glass Block	100%			LIFE	**	5	\$2,000	
Parapets									
	Concrete Masonry Unit	95%			LIFE	**	5		
	Pre-Cast Concrete	5%			LIFE	**	5		
Roof									
	Not Accessible	100%							
Interior									
Floors									
	Ceramic Tile	5%			2040	**	5	\$600	
	Vinyl Tile	95%	Now	\$2,100	2036	**	3	\$4,200	
Adhesion Failure, Extent : Moderate, Area Affected : 2%									
Location : South Side Of Main Reading Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : South Side Of Main Reading Room									
Interior Walls									
	Concrete Masonry Unit	100%			LIFE	**	5		
Ceilings									
	AcousTileSusp.Lay-In	75%			2044	**	5		
	Gypsum Board	25%			LIFE	**	5		
Site Enclosure									
Fence/Gates									
	Chain Link	60%			2041	**			
	Concrete Masonry Unit	15%			2041	**			
	Iron Picket	25%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$100	2051	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Handicap Ramp Cheek Walls									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$3,700	2036	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Tree Pit On East 98th Street Sidewalk									
Tripping Hazard, Extent : Moderate, Area Affected : 5%									
Location : Tree Pit On East 98th Street Sidewalk									
On-Site Walkways									
	Cast in Place Concrete	90%	Now	\$200	2036	**			
Loose/Delam Surface, Extent : Moderate, Area Affected : 2%									
Location : Rear Entrance									
	Pavers/Stone	10%			2034	**			
Parking/Driveway									
	Cast in Place Concrete	100%			2036	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2031	\$1,700	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Closet In The Meeting Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$36,200	5	\$200	
Raceway								
Conduit	20%			2031	\$7,000	1		
Conduit	80%			2051	* *	1		
Panelboards								
Molded Case Bkrs	100%			2030	\$16,800	5	\$200	
Wiring								
Thermoplastic	30%			2031	\$9,300	1		
Thermoplastic	70%			2051	* *	1		
Motor Controllers								
Locally Mounted	100%			2044	* *	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	1%			2026	\$900	10	\$100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
LED	99%			2036	* *			
Egress Lighting								
Emergency, Battery	50%			2031	\$5,900	10	\$900	
Exit, Battery	50%			2031	\$2,000	10	\$300	
Exterior Lighting								
HID	100%			2036	* *	10		
<b>Alarm</b>								
Security System								
Generic	100%			2036	* *	1	\$2,900	
<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%			2036	* *	1-3	\$4,800	

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Furnace	65%			2031	\$12,600	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 65%							
		Location : Roof							
		Explanation : 4 Package Units							
	Hot Water Boiler	35%			2036	* *	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : 1st Floor Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	35%			2039	* *	4	\$200	
	No Component	65%							
	Terminal Devices								
	Convactor/Radiator	35%			2036	* *	1	\$900	
	No Component	65%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2031	\$103,300	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Package Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,400	
	Exhaust Fans								
	Roof	100%			2031	\$13,700	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$61,500	1		
	Water Heater								
	Gas Fired	100%			2026	\$5,000	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : KENSINGTON BRANCH LIBRARY  
**Address** : 4211 18TH AVENUE @ SETON PL.  
**Borough** : BROOKLYN **Agency's Number** : N/A  
**Program / Asset #** : BPL0K43.000 / 14461 **Yr Built/Renovated** : 2010 /  
**Area Sq Ft** : 19,897 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 19-May-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 5416 **Lot** : 14 **BIN** : 3801250

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$72,200	\$177,700
<b>Total</b>	<b>\$72,200</b>	<b>\$177,700</b>
Importance Code A	\$72,200	\$177,700
<b>Total</b>	<b>\$72,200</b>	<b>\$177,700</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$31,100	\$700		
Interior Architecture	\$57,100		\$7,800	\$1,600
Electrical	\$1,700	\$1,800	\$1,700	\$1,300
Mechanical	\$11,500	\$2,500	\$6,900	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$105,400</b>	<b>\$8,900</b>	<b>\$20,400</b>	<b>\$9,200</b>
Importance Code A	\$32,200	\$1,600	\$1,000	\$1,000
Importance Code B	\$27,400	\$7,300	\$19,400	\$7,300
Importance Code C	\$45,900			\$900
<b>Total</b>	<b>\$105,400</b>	<b>\$8,900</b>	<b>\$20,400</b>	<b>\$9,200</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	80%	2-4	\$72,200	LIFE	**	5	\$177,700	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Front Stair							
	Metal Panel	5%			2058	**	5-10	\$9,800	
	Granite Panels	5%	Now	\$3,400	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Window Wall	10%			2052	**	5	\$10,700	
Windows									
	Aluminum	95%			2048	**	5	\$5,700	
	Metal Louvers	5%			2041	**	10	\$1,900	
Parapets									
	Masonry: Brick Cavity	85%			LIFE	**	5-10	\$10,700	
	Metal Rail	5%			2049	**	5-10	\$1,700	
	Pre-Cast Concrete	10%			LIFE	**	5	\$2,300	
Roof									
	Metal Panel	5%	Now	\$11,500	2052	**			
		Corrosion/Rusting, Extent : Severe, Area Affected : 100%							
		Location : Stair Bulkhead							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Stair Bulkhead							
	Single Ply Membrane	75%			2037	**	10	\$13,600	
	Skylight, Metal/Glass	20%			2052	**	10	\$12,100	
Soffits									
	Exposed Struc: Steel	50%			LIFE	**	5	\$1,000	
	Glass: Special Gauge	50%			LIFE	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Facade							
		Explanation : Aluminum Fins On Structural Steel							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$6,500	
	Ceramic Tile	5%			2041	**	5	\$1,500	
	Panel/Paver: Cer/Brk	5%			2048	**	5	\$3,400	
	Sheet Vinyl/Rubber	55%			2037	**	5	\$24,600	
	Vinyl Tile	30%			2037	**	3	\$3,400	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$1,800	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,400	
	Glass: Single Pane	5%			LIFE	**	5	\$2,700	
	Gypsum Board	75%			LIFE	**	5-10	\$45,600	
	Wood	10%			LIFE	**	5	\$28,600	

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

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	45%			2045	**	5	\$13,400	
Exposed Struc: Steel	5%			LIFE	**	10	\$3,000	
Gypsum Board	50%	Now	\$3,400	LIFE	**	5	\$18,600	

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

*Location : Stair Bulkhead*

## Site Enclosure

## Fence/Gates

Iron Picket	100%			2067	**			
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## Site Pavements

## Public Sidewalk

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

Pavers/Stone	100%			2041	**			
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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%			2058	**	5	\$100	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Bolted Pressure Switch Rated At 1600 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw	100%			2058	**	5	\$100	
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*Other Observation, Extent : N/A, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 1 Vertical Section*

## Raceway

Conduit	100%			2058	**	1		
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## Panelboards

Fused Disc Sw	5%			2054	**	5		
Molded Case Bkrs	95%			2054	**	5	\$500	

## Wiring

Thermoplastic	100%			2058	**	1		
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## Motor Controllers

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

## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$600	
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## Lighting

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	85%			2040	* *	10	\$15,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	10%			2040	* *	10	\$1,800	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light							
	LED	5%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2040	* *	10	\$2,400	
	Exit, LED	50%			2067	* *	1		
Exterior Lighting									
	LED	25%			2040	* *			
	No Component	75%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2040	* *	1	\$2,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas And Outside							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm System							
Fire/Smoke Detection									
	Generic, Digital	100%			2040	* *	1-3	\$12,300	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2058	* *	1		
	Conversion Equipment								
	Furnace	50%			2037	* *	1	\$4,900	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : 2 Are On Lower Roof, One Is On Higher Roof							
		Explanation : 3 Package Units.							
	Hot Water Boiler	50%			2045	* *	1	\$4,900	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Basement Boiler Room							
		Explanation : 2 Gas Fired Condensing Boilers							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution	Hot Wtr Piping/Pump	50%			2048	**	4	\$700	
	No Component	50%							
Terminal Devices									
	Convactor/Radiator	50%			2045	**	1	\$3,200	
	No Component	50%							
Air Conditioning									
Energy Source									
	Electricity	100%			2054	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	95%			2037	**	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : 2 Are On Lower Roof, One Is On Higher Roof Explanation : 3 Package Units, R-410a,							
Split Unit		5%			2037	**			
		Other Observation, Extent : Light, Area Affected : 10% Location : Roof Explanation : 2 Units, R-410a							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2037	**	1	\$600	
	No Component	90%							
Heat Rejection									
Air Cooled Condenser Unit		100%			2037	**	2	\$13,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Higher Roof Explanation : 3 Units							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,600	
Exhaust Fans									
	Roof	100%			2037	**	2	\$600	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2058	**	1		
Water Heater									
Electric		100%			2030	\$18,400	4	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : One 80 Gallon Unit							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2037	**	4	\$800	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	Generic	100%			2040	* *	1	\$1,200	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2058	* *	1-2	\$5,600	

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : KINGS BAY BRANCH LIBRARY  
**Address** : 3650 NOSTRAND AVE. NEAR AVENUE W  
**Borough** : BROOKLYN **Agency's Number** : 44  
**Program / Asset #** : BPL0K44.000 / 13254 **Yr Built/Renovated** : 1962 / 1999  
**Area Sq Ft** : 14,885 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 15-Jun-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7405 **Lot** : 920 **BIN** : 3202630

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$317,800	\$79,400
Electrical		\$51,900
Mechanical		\$280,800
<b>Total</b>	<b>\$317,800</b>	<b>\$412,100</b>
Importance Code A	\$317,800	\$79,400
Importance Code B		\$332,600
<b>Total</b>	<b>\$317,800</b>	<b>\$412,100</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$34,100			
Interior Architecture	\$13,800		\$3,800	\$200
Electrical	\$800	\$400	\$400	\$500
Mechanical	\$5,600	\$3,100	\$2,200	\$3,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$58,300</b>	<b>\$7,400</b>	<b>\$10,300</b>	<b>\$7,700</b>
Importance Code A	\$34,800	\$700	\$700	\$700
Importance Code B	\$19,400	\$6,700	\$9,600	\$6,800
Importance Code C	\$4,100			\$200
<b>Total</b>	<b>\$58,300</b>	<b>\$7,400</b>	<b>\$10,300</b>	<b>\$7,700</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	5%			LIFE	**	5	\$1,500	
	Masonry: Brick	90%			LIFE	**	5	\$41,900	
	Masonry: Granite	5%			LIFE	**	5	\$1,700	
Windows									
	Aluminum	100%			2048	**	5	\$800	
Parapets									
	Masonry: Brick	40%			LIFE	**	5-10	\$6,900	
	Metal Panel	10%			2042	**	5	\$1,000	
	No Component	50%							
Roof									
	Modified Bitumen	80%	Now	\$317,800	2042	**			
		Blisters, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Patching Evident, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Ponding, Extent : Severe, Area Affected : 5%							
		Location : Main Roof							
		Worn/Eroded, Extent : Severe, Area Affected : 30%							
		Location : Main Roof							
	Modified Bitumen	20%			2027	\$79,400	10	\$5,200	
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Ceramic Tile	5%	0-2	\$500	2041	**	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
		Location : 1st Floor Toilet Room							
	Quarry Tile	5%			2045	**	5	\$1,700	
	Terrazzo	5%			LIFE	**	5	\$1,800	
	Vinyl Tile	85%			2037	**	3	\$7,100	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$900	
	Ceramic Tile	5%			2041	**	5	\$400	
	Gypsum Board	90%	4+	\$3,200	LIFE	**	5	\$4,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Lower Level Library Area Water Damaged Wall							
Ceilings									
	AcousTile,Adhered	5%			2045	**	5	\$1,100	
	AcousTileSusp.Lay-In	85%	Now	\$3,500	2045	**	5	\$9,500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Lower Level Library Area							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Lower Level Library Area							
	Gypsum Board	10%			LIFE	**	5-10	\$7,700	
Site Enclosure									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Site Enclosure

## Fence/Gates

Chain Link

75%

2042

\* \*

Iron Picket

25%

2067

\* \*

## Free Standing Walls

Masonry: Brick

100%

2052

\* \*

## Retaining Walls

Cast in Place Concrete

100%

2067

\* \*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2045

\* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout*

## On-Site Walkways

Cast in Place Concrete

100%

2045

\* \*

## Parking/Driveway

Asphalt

100%

2041

\* \*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

50%

2052

\* \*

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch For Air Condition*

Fused Disc Sw

50%

2032

\$800

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 400 Ampere Main Disconnect Switch For The Main Building*

## Switchgear / Switchboard

Molded Case Bkrs

100%

2052

\* \*

5

\$400

## Raceway

Conduit

30%

2032

\$10,500

1

Conduit

70%

2052

\* \*

1

## Panelboards

Fused Disc Sw

5%

2048

\* \*

5

Molded Case Bkrs

85%

2048

\* \*

5

\$300

Molded Case Bkrs

10%

2031

\$1,700

5

## Wiring

Thermoplastic

80%

2052

\* \*

1

Thermoplastic

20%

2032

\$6,200

1

## Motor Controllers

Locally Mounted

100%

2045

\* \*

5

\$100

## Ground

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	LED	100%			2037	* *			
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$1,800	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	HID	20%			2037	* *	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2037	* *	1	\$600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Inside And Outside						
			Explanation : CCTV Surveillance Camera						
	Generic	10%			2037	* *	1	\$600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Hallways, Reading Area And Exit Doors						
			Explanation : Intrusion Alarm And Motion Sensor						
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2027	\$51,900	1-3	\$2,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Alarm Bell And Fire Alarm Panel						
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Furnace	100%			2032	\$36,800	1	\$7,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Package Units						
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	* *	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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2032	\$195,700	2	\$900	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 2 Package Units					
Heat Rejection									
	Dry Cooler	100%			2032	\$85,000	2	\$10,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,100	
Exhaust Fans									
	Roof	100%			2032	\$26,000	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2052	* *	1		
Water Heater									
	Electric	100%			2030	\$13,800	4	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
				Other Observation, Extent : Light, Area Affected : 3%					
				Location : Court Yard					
				Explanation : According To The Maintenance Coordinator, The Drain In Court Yard Is Connected To A Dry Well, Not To The Street Drain.					
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2037	* *	4	\$600	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Mechanical Equipment Room					
				Explanation : 1 Unit					
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : 1 Unit					

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$100,800	
Electrical		\$25,400
Mechanical		\$319,300
<b>Total</b>	<b>\$100,800</b>	<b>\$344,700</b>
Importance Code A	\$100,800	
Importance Code B		\$344,700
<b>Total</b>	<b>\$100,800</b>	<b>\$344,700</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$20,500	\$28,300	\$2,300	
Interior Architecture	\$900		\$3,600	
Electrical	\$1,600	\$1,600	\$2,100	\$2,000
Mechanical	\$5,500	\$4,800	\$5,300	\$5,300
Site Enclosure	\$1,700			
Site Pavements	\$3,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$37,100</b>	<b>\$38,600</b>	<b>\$17,200</b>	<b>\$11,200</b>
Importance Code A	\$21,700	\$29,500	\$3,500	\$1,200
Importance Code B	\$10,700	\$9,200	\$13,700	\$10,000
Importance Code C	\$4,700			
<b>Total</b>	<b>\$37,100</b>	<b>\$38,600</b>	<b>\$17,200</b>	<b>\$11,200</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	0-2	\$100,800	LIFE	**	5	\$29,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Kitchen And Office In Basement							
	Masonry: Limestone	2%			LIFE	**	5	\$500	
	Metal Panel	5%			2049	**	5-10	\$11,400	
	Window Wall	3%			2049	**	5	\$3,700	
Windows									
	Aluminum	100%			2045	**	5	\$4,600	
Parapets									
	Masonry: Brick	80%	Now	\$20,500	LIFE	**	5	\$3,200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Masonry: Limestone	15%			LIFE	**	5	\$700	
	Metal Panel	5%			2049	**	5	\$800	
Roof									
	Modified Bitumen	100%			2034	**	10	\$22,900	
Soffits									
	Metal Panel	100%			2049	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$7,800	
	Ceramic Tile	5%			2038	**	5	\$1,800	
	Terrazzo	5%			LIFE	**	5	\$1,400	
	Vinyl Tile	80%			2034	**	3	\$10,700	
Interior Walls									
	Glass: Single Pane	5%			LIFE	**	5	\$2,100	
	Gypsum Board	20%			LIFE	**	5	\$6,800	
	Masonry: Fieldstone	5%			LIFE	**			
	Plaster	50%			LIFE	**	5	\$8,400	
	SGFT/Glazed Masonry	20%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	45%			2042	**	5	\$16,000	
	Exposed Struc: Concrete	25%			LIFE	**	5	\$1,400	
	Plaster	25%			LIFE	**	5	\$5,600	
	Wood	5%			LIFE	**	5	\$15,600	
Site Enclosure									

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	85%	4+	\$1,700	2039		* *		
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Rear And Side Yard							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
	Location : Rear And Side Yard							
	Impact Damage, Extent : Light, Area Affected : 2%							
	Location : Rear Yard							
Iron Picket	15%			2064		* *		
Free Standing Walls								
Masonry: Brick	100%			2049		* *		
	Other Observation, Extent : Moderate, Area Affected : 30%							
	Location : Side Yard							
	Explanation : Staining, Particle Pollution							
Retaining Walls								
Cast in Place Concrete	100%			2073		* *		
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$3,000	2042		* *		
	Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
	Location : Rear And Side Yard							
Parking/Driveway								
Asphalt	100%			2038		* *		

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%			2055	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes									
Switchgear / Switchboard									
Fused Disc Sw		100%			2055	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1- Vertical Section									
Raceway									
Conduit		100%			2055	* *	1		
Panelboards									
Fused Disc Sw		5%			2051	* *	5		
Molded Case Bkrs		95%			2051	* *	5	\$600	
Wiring									
Thermoplastic		100%			2055	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2046	* *	5	\$100	
	Locally Mounted	50%			2027	\$25,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	LED	100%			2037	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : LED Lights								
	Egress Lighting								
	Emergency, Battery	50%			2037	* *	10	\$2,900	
	Exit, Service	50%			2037	* *	1		
	Exterior Lighting								
	LED	30%			2037	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	* *	1-3	\$14,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Staions, Alarm Bells, Smoke Detectors And Horns								

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	* *	1	\$11,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	* *	4	\$1,200	

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	40%			2034	**	1	\$5,900	
	Convactor/Radiator	60%			2042	**	1	\$4,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	60%			2030	\$319,300	2	\$900	
		R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : Penthouse And 2nd Floor Mechanical Equipment Room							
	Exterior Pkg Unit - Cooling	40%			2034	**	2	\$600	
		R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : Roof							
	Heat Rejection								
	Air Cooled Condenser Unit	60%			2034	**	2	\$10,000	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,300	
	Exhaust Fans								
	Interior	95%			2037	**	2	\$700	
	Roof	5%			2034	**	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$15,300	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$2,600	LIFE	**	1		
		Other Observation, Extent : Moderate, Area Affected : 5% Location : South Exit Explanation : Sewage Piping Is Under Sized Causing Water To Backup When It Rains							
	Sewage Ejector(s)								
	Electric	100%			2034	**	4	\$900	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$1,500	
	Fixtures								
	Generic	100%							
Vertical Transport									

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

**BROOKLYN PUBLIC LIBRARY - 038  
KINGS HIGHWAY BRANCH LIBRARY**

**Asset # : 4206**

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

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : LEONARD BRANCH LIBRARY  
**Address** : 81 DEVOE ST. @ LEONARD ST.  
**Borough** : BROOKLYN **Agency's Number** : 46  
**Program / Asset #** : BPL0L46.000 / 13255 **Yr Built/Renovated** : 1908 / 1986  
**Area Sq Ft** : 10,688 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 09-Apr-2018 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 2762 **Lot** : 21 **BIN** : 3068818

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$194,800	\$156,800
Interior Architecture		\$125,000
Mechanical	\$284,300	
Site Pavements	\$78,000	\$52,700
<b>Total</b>	<b>\$557,100</b>	<b>\$334,400</b>
Importance Code A	\$194,800	\$156,800
Importance Code B	\$362,300	\$125,000
Importance Code C		\$52,700
<b>Total</b>	<b>\$557,100</b>	<b>\$334,400</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$60,300	\$600		
Interior Architecture	\$65,800			\$1,600
Electrical	\$39,400	\$57,100	\$600	\$600
Mechanical	\$24,800	\$49,300	\$4,500	\$2,300
Site Enclosure	\$5,000			
Site Pavements	\$15,800			
<b>Total</b>	<b>\$211,100</b>	<b>\$107,000</b>	<b>\$5,100</b>	<b>\$4,500</b>
Importance Code A	\$60,800	\$1,100	\$500	\$500
Importance Code B	\$122,400	\$105,900	\$4,600	\$3,900
Importance Code C	\$27,900			
<b>Total</b>	<b>\$211,100</b>	<b>\$107,000</b>	<b>\$5,100</b>	<b>\$4,500</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	5%	4+	\$16,400	LIFE	**	5	\$8,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	85%	4+	\$118,800	LIFE	**	5	\$17,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Limestone	5%	0-2	\$12,700	LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Building Base							
	Stucco Cement	5%	Now	\$6,700	2034	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Basement Level Areaways							
Windows									
	Aluminum	90%	Now	\$76,000	2054	**	5	\$800	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Thermally Inefficient							
	Steel	10%	Now	\$10,500	2054	**	5	\$1,100	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
		Unit Inoperable, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
Parapets									
	Masonry: Brick	80%			LIFE	**	5	\$900	
	Masonry: Limestone	15%	Now	\$900	LIFE	**	5	\$200	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
		Location : Over Main Entry							
	Metal Rail	5%			2034	**	5-10	\$1,000	
Roof									
	Modified Bitumen	60%			2029	\$156,800	10	\$10,300	
	Slate	40%	0-2	\$13,000	LIFE	**			
		Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							

**Interior**

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$3,400	
	Ceramic Tile	5%	4+	\$1,700	2032	\$16,800	5	\$400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Vinyl Tile	85%	Now	\$37,500	2029	\$125,000	3	\$4,900	
	Loose Units, Extent : Moderate, Area Affected : 10%								
	Location : Basement								
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : Basement								
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$700	
	Concrete Masonry Unit	10%			LIFE	**	5	\$600	
	Masonry: Brick	10%	4+	\$6,400	LIFE	**			
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Basement								
	Plaster	70%			LIFE	**	5	\$3,100	
	Plaster	5%	4+	\$300	LIFE	**	5	\$200	
	Paint Peeling, Extent : Moderate, Area Affected : 5%								
	Location : Meeting Room								
Ceilings									
	AcousTileConcealSpLn	70%	0-2	\$19,600	2034	**	5	\$6,700	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Meeting Room								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
	Location : First Floor, Basement								
	Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
	Location : First Floor								
	Exposed Struc: Concrete	10%			LIFE	**	5	\$200	
	Plaster	20%			LIFE	**	5	\$1,900	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2064	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$5,000	2049	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : At Entrance								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : At Entrance								
	Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
	Location : At Entrance								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$78,000	2042	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : Leonard Street								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Site Pavements

## On-Site Walkways

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

Asphalt	100%	0-2	\$15,800	2032		\$52,700			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 20%

Location : Driveway Entry Point

Other Observation, Extent : Moderate, Area Affected : 50%

Location : Throughout

Explanation : Worn Surface

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2029		\$1,700	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

## Switchgear / Switchboard

Molded Case Bkrs	100%			2029		\$36,200	5	\$300	
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## Raceway

Conduit	100%			2029		\$35,200	1		
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## Panelboards

Fused Disc Sw	5%			2028		\$800	5		
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Molded Case Bkrs	95%			2028		\$15,900	5	\$300	
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## Wiring

Braided Cloth	90%	2-4	\$28,000	2054		* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic	10%			2029		\$3,100	1		
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## Motor Controllers

Locally Mounted	100%			2027		\$33,900	5	\$100	
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## Ground

## Grounding Devices

Generic	100%	2-4	\$10,700	LIFE		* *	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Main Water Pipe

Explanation : Corroded

## Lighting

## Interior Lighting

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

Location : Throughout The Building

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

## Lighting

## Egress Lighting

Emergency, Battery	50%		2034	**	10	\$1,300		
Exit, Service	50%		2034	**	1			

## Exterior Lighting

HID	100%		2024	\$45,300	10			
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## Alarm

## Security System

Generic	100%		2034	**	1	\$4,000		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor*

## Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%		2034	**	1-3	\$2,000		

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

## Heating

## Energy Source

Natural Gas	100%		2039	**	1			
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## Conversion Equipment

Hot Water Boiler	100%		2046	**	1	\$5,300		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Boiler Room*

*Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump	100%		2028	\$17,500	4	\$800		
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## Terminal Devices

Air Handler	40%		2024	\$63,100	1	\$2,600		
Convactor/Radiator	60%		2027	\$36,100	1	\$2,100		

## Air Conditioning

## Energy Source

Electricity	100%		2037	**	1			
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## Conversion Equipment

Reciprocating Compr/Chiller	100%		2024	\$95,300	1	\$5,000		
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*R-22 Refrigerant, Extent : Light, Area Affected : 100%*

*Location : 2 Units. Basement*

## Terminal Devices

Air Handler/Cool/Ht	100%		2024	\$125,900	1	\$6,600		
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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.*

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Heat Rejection									
	Air Cooled Condenser Unit	100%	0-2	\$22,600	2039	* *	2	\$6,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : 2 Extended Life Time Units									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
Exhaust Fans									
	Interior	100%			2024	\$39,900	2	\$300	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2039	* *	1		
Water Heater									
	Gas Fired	100%			2024	\$6,800	2	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 1st Floor									
Explanation : 1 New Installed Unit									

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : MACON BRANCH LIBRARY  
**Address** : 361 LEWIS AVE. @ MACON ST.  
**Borough** : BROOKLYN **Agency's Number** : 47  
**Program / Asset #** : BPL0M47.000 / 13256 **Yr Built/Renovated** : 1907 / 2008  
**Area Sq Ft** : 12,960 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 16-Oct-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1  
**Block** : 1665 **Lot** : 1 **BIN** : 3046408

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$270,700	\$72,400
Mechanical		\$161,300
<b>Total</b>	<b>\$270,700</b>	<b>\$233,700</b>
Importance Code A	\$270,700	\$72,400
Importance Code B		\$161,300
<b>Total</b>	<b>\$270,700</b>	<b>\$233,700</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$71,100			
Interior Architecture	\$128,200		\$4,700	\$600
Electrical	\$800	\$400	\$400	\$400
Mechanical	\$7,300	\$2,200	\$2,400	\$2,000
Site Enclosure	\$11,700			
Site Pavements	\$10,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$233,700</b>	<b>\$6,500</b>	<b>\$11,400</b>	<b>\$7,000</b>
Importance Code A	\$71,800	\$600	\$600	\$600
Importance Code B	\$83,300	\$5,900	\$10,700	\$5,800
Importance Code C	\$78,700			\$600
<b>Total</b>	<b>\$233,700</b>	<b>\$6,500</b>	<b>\$11,400</b>	<b>\$7,000</b>



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

## BROOKLYN PUBLIC LIBRARY - 038

## MACON BRANCH LIBRARY

Asset # : 13256

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$107,700	LIFE	**	5	\$10,600	
		Painted Surfaces, Extent : Moderate, Area Affected : 60%							
		Location : East Facade, Back Facade							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : South And East Facade							
	Masonry: Limestone	15%	Now	\$101,900	LIFE	**	5	\$1,400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Cornice North, South And West Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 60%							
		Location : Cornice							
Windows									
	Wood	100%	0-2	\$32,200	2048	**	5	\$17,100	
		Deteriorated Finish, Extent : Light, Area Affected : 30%							
		Location : Throughout							
Parapets									
	Masonry: Brick	45%	Now	\$33,700	LIFE	**	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Limestone	45%	Now	\$61,100	LIFE	**	5	\$2,200	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Not Accessible	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Rain Not Accessible							
	Not Accessible	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Rain Not Accessible							

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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	25%			2032	\$72,400	10	\$4,800	
		Other Observation, Extent : N/A, Area Affected : 1%							
		Location : Rain Not Accessible							
		Explanation : Rain Not Accessible							
	Not Accessible	70%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Rain Not Accessible							
	Not Accessible	5%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Rain Not Accessible, But Sign Of Water Damage At Ceiling From Inside							
Soffits									
	Masonry: Limestone	70%	0-2	\$5,200	LIFE	* *	5	\$300	
		Recent Repair Evident, Extent : N/A, Area Affected : 10%							
		Location : Plaster Ceiling							
		Water Penetration, Extent : Light, Area Affected : 25%							
		Location : Entrance							
	Not Accessible	30%							
		Other Observation, Extent : N/A, Area Affected : 0%							
		Location :							
		Explanation : Rain Not Accessible							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$3,600	
	Mosaic Tile	5%			2045	* *	5	\$2,100	
	Panel/Paver: Cer/Brk	5%			2040	* *	5	\$1,900	
	Sheet Vinyl/Rubber	55%			2037	* *	5	\$13,600	
	Vinyl Tile	30%			2037	* *	3	\$1,900	
Interior Walls									
	Ceramic Tile	5%			2041	* *	5	\$1,100	
	Gypsum Board	30%	Now	\$6,200	LIFE	* *	5	\$4,000	
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : South And East Walls Water Damage							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : South And East Walls							
	Plaster	50%	0-2	\$30,100	LIFE	* *	5	\$3,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 30%							
		Location : Stairway, Heritage Center And Basement Area							
	Wood	15%	0-2	\$31,300	LIFE	* *	5	\$13,400	
		Deteriorated Finish, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							

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

## BROOKLYN PUBLIC LIBRARY - 038

## MACON BRANCH LIBRARY

Asset # : 13256

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileSusp.Lay-In	25%			2045	**	5	\$4,100	
	Gypsum Board	10%	Now	\$11,300	LIFE	**	5	\$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Main Floor Reading Area									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Main Floor Area									
Other Observation, Extent : Severe, Area Affected : 80%									
Location : All Air Vents At Main Floor									
Explanation : Observed Black Dust Surrounding All Air Vents At Ceiling									
	Plaster	65%	Now	\$47,500	LIFE	**	5	\$6,700	
Paint Peeling, Extent : Moderate, Area Affected : 30%									
Location : Main Ceiling Area									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Main Floor Ceiling Crown Molding									
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2052	**			
Other Observation, Extent : Moderate, Area Affected : 80%									
Location : Rear Fence									
Explanation : Vegetation Growth									
	Iron Picket	60%	0-2	\$11,100	2052	**			
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Front And Side Iron Fence									
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$700	2052	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%									
Location : Rear Of Building									
Spalling, Extent : Moderate, Area Affected : 40%									
Location : Rear Retaining Wall									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2049	**			
Activity Yard									
	Cast in Place Concrete	100%	0-2	\$10,600	2045	**			
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Rear Yard									
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Air Circuit Breaker	100%		2052		**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 800 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Air Circuit Breaker	100%		2052		**	5	\$100	
Raceway									
	Conduit	100%		2052		**	1		
Panelboards									
	Fused Disc Sw	5%		2048		**	5		
	Molded Case Bkrs	95%		2048		**	5	\$300	
Wiring									
	Thermoplastic	100%		2052		**	1		
Motor Controllers									
	Locally Mounted	100%		2045		**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%		LIFE		**	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	25%		2037		**	10	\$3,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
	Fluorescent	5%		2037		**	10	\$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Hallway Basement									
	LED	70%		2037		**			
Egress Lighting									
	Emergency, Battery	50%		2032		\$9,800	10	\$1,600	
	Exit, LED	50%		2047		**	1		
Exterior Lighting									
	LED	20%		2037		**			
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	15%		2032		\$6,600	1	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : 2 Exterior Cameras And 4 Interior Cameras									
Explanation : Cameras Security System									
	Generic	15%		2032		\$6,600	1	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion System									

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## BROOKLYN PUBLIC LIBRARY - 038

## MACON BRANCH LIBRARY

Asset # : 13256

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, Digital

30%

2032

\$45,200

1-3

\$2,500

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%

2052

\* \*

1

Conversion Equipment

Furnace

40%

2032

\$12,800

1

\$2,600

Hot Water Boiler

60%

2045

\* \*

1

\$3,800

*Recent Replace Evident, Extent : N/A, Area Affected : 100%**Location : Recently Installed Tow Modulated Caravan Hot Water Boilers.*

Distribution

Hot Wtr Piping/Pump

60%

2040

\* \*

4

\$600

No Component

40%

Terminal Devices

Convactor/Radiator

60%

2045

\* \*

1

\$2,500

No Component

40%

## Air Conditioning

Energy Source

Electricity

100%

2048

\* \*

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

50%

2032

\$85,200

2

\$400

*Other Observation, Extent : Light, Area Affected : 50%**Location : Roof**Explanation : Rooftop Package Units Providing Heating, Cooling 1st Floor Only*

Split Unit

50%

2037

\* \*

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 4 Units, Basement*

Terminal Devices

Air Handler/Dir

50%

2032

\$76,100

1

Expansion

No Component

50%

Heat Rejection

Air Cooled Condenser

50%

2032

\$13,700

2

\$4,500

Unit

No Component

50%

## Ventilation

Distribution

Ductwork/Diffusers

100%

0-2

\$6,300

LIFE

\* \*

2-5

\$7,200

*Needs Cleaning, Extent : Severe, Area Affected : 60%**Location : Main Floor, Mold And Mildew Build Up Around All 1st Floor Diffusers*

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ventilation								
	Exhaust Fans							
	Interior	50%		2032	\$24,200	2	\$200	
	Roof	50%		2032	\$11,300	2	\$200	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2052	* *	1		
	Water Heater							
	Gas Fired	100%		2030	\$8,300	2	\$200	
	<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Basement, A.O. Smith Promax Plus High Recovery Hot Water</i>							
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Submersible	100%		2025	\$500	4	\$400	
	Backflow Preventer							
	No Component	75%						
	Generic	25%		2040	* *	1	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 25%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Backflow Preventor For Boiler Only</i>							
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement, Street, 1st Floor, Mezzanine</i>							
	<i>Explanation : One Unit</i>							

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Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$551,700	
Mechanical		\$689,400
<b>Total</b>	<b>\$551,700</b>	<b>\$689,400</b>
Importance Code A	\$551,700	
Importance Code B		\$689,400
<b>Total</b>	<b>\$551,700</b>	<b>\$689,400</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$48,100			
Interior Architecture	\$31,300		\$19,800	\$300
Electrical	\$1,700	\$1,600	\$2,000	\$1,600
Mechanical	\$5,100	\$1,900	\$2,800	\$1,700
Site Enclosure	\$2,700			
Site Pavements	\$35,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$128,400</b>	<b>\$7,400</b>	<b>\$28,600</b>	<b>\$7,600</b>
Importance Code A	\$49,100	\$1,000	\$1,000	\$1,000
Importance Code B	\$61,300	\$6,400	\$27,600	\$6,300
Importance Code C	\$17,900			\$300
<b>Total</b>	<b>\$128,400</b>	<b>\$7,400</b>	<b>\$28,600</b>	<b>\$7,600</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	90%	Now	\$72,400	LIFE	* *	5	\$21,400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Bulkhead Stair							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Loose Units, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : Bulkhead Stair And Chimney							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Bulkhead							
	Masonry: Limestone	10%			LIFE	* *	5	\$3,600	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Main Entrance And Window Sills							
Windows									
	Aluminum	90%	Now	\$16,200	2040	* *	5	\$1,700	
		Condensation Present, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Deteriorated Finish, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Metal Louvers	10%			2041	* *	10	\$2,400	
Parapets									
	Masonry: Brick	90%	Now	\$149,600	LIFE	* *	5	\$3,900	
		Water Penetration, Extent : Severe, Area Affected : 40%							
		Location : Various Locations Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Covered In Black Tarp To Keep Rain Water Out							
	Masonry: Limestone	10%	Now	\$30,200	LIFE	* *	5	\$500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Coping At Chimney							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Throughout							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Explanation : Covered In Tarp To Keep Rain Water Out							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%	Now	\$329,600	2042	**			
Blisters, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Ponding, Extent : Light, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Water Pen Into 2nd Floor Childrens Room And Stacks									
Soffits									
	Metal Panel	100%			2052	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$22,700	
	Ceramic Tile	3%			2035	**	5	\$1,000	
	Terrazzo	3%			LIFE	**	5	\$1,600	
	Vinyl Tile	78%			2037	**	3	\$10,100	
	Wood	1%			2060	**	5	\$700	
Interior Walls									
	Ceramic Tile	3%			2041	**	5	\$600	
	Concrete Masonry Unit	25%			LIFE	**	5	\$4,000	
	Glass: Single Pane	2%			LIFE	**	5	\$600	
	Gypsum Board	50%			LIFE	**	5-10	\$16,800	
	Plaster	15%			LIFE	**	5-10	\$2,500	
	SGFT/Glazed Masonry	5%			LIFE	**	10	\$500	
Ceilings									
	AcousTileSusp.Lay-In	90%			2045	**	5	\$31,200	
	Exposed Struc: Concrete	7%			LIFE	**	5-10	\$3,000	
	Gypsum Board	3%	Now	\$1,200	LIFE	**	5	\$1,300	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor Beams									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	2-4	\$2,700	2067	**			
Corrosion/Rusting, Extent : Light, Area Affected : 10%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Free Standing Walls									
	Masonry: Brick	90%			2052	**			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Masonry: Fieldstone	10%			2052	**			
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : Throughout									

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

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

## Site Enclosure

## Retaining Walls

Cast in Place Concrete	100%			2067		**			
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## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	Now	\$35,500	2037		**			
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*Broken/Missing Elements, Extent : Severe, Area Affected : 20%**Location : Throughout**Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Throughout**Tripping Hazard, Extent : Severe, Area Affected : 20%**Location : Throughout*

## On-Site Walkways

Cast in Place Concrete	100%			2049		**			
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## Parking/Driveway

Asphalt	100%			2041		**			
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2032	\$1,700	5		\$100	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

## Switchgear / Switchboard

Fused Disc Sw	40%			2032	\$14,500	5			
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Molded Case Bkrs	60%			2032	\$21,700	5		\$300	
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## Raceway

Conduit	70%			2032	\$24,600	1			
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Conduit	30%			2052	**	1			
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## Panelboards

Fused Disc Sw	5%			2031	\$800	5			
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Molded Case Bkrs	30%			2031	\$5,000	5		\$200	
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Molded Case Bkrs	65%			2048	**	5		\$300	
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## Wiring

Thermoplastic	30%			2032	\$9,300	1			
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Thermoplastic	70%			2052	**	1			
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## Motor Controllers

Locally Mounted	100%			2030	\$33,900	5		\$100	
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## Ground

## Grounding Devices

Not Accessible	100%								
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## Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	85%			2037	* *	10	\$15,500	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Buildings							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2037	* *	10	\$900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : 1st Floor, 2nd Floor							
		Explanation : Compact Fluorescent Lights							
	LED	10%			2040	* *			
Egress Lighting									
	Emergency, Battery	50%			2037	* *	10	\$2,400	
	Exit, LED	45%			2060	* *	1		
	Exit, Service	5%			2037	* *	1		
Exterior Lighting									
	LED	30%			2037	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	40%							
	Generic	60%			2037	* *	1	\$4,400	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2037	* *	1-3	\$12,200	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2042	* *	1		
	Conversion Equipment								
	Furnace	50%			2032	\$24,500	1	\$4,900	
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 2 Units							
	Hot Water Boiler	50%			2049	* *	1	\$4,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	50%			2040	* *	4	\$700	
	No Component	50%							
	Terminal Devices								
	Convactor/Radiator	50%			2045	* *	1	\$3,200	
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	80%			2030	\$622,800	2	\$1,000	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : 2 Units In Penthouse					
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$3,800	LIFE	* *	2-5	\$11,100	
				Unbalanced System, Extent : Moderate, Area Affected : 50%					
				Location : 2nd Floor Is Lack Of Air Flow Supply					
	Exhaust Fans								
	Interior	90%			2032	\$66,700	2	\$500	
	Roof	10%			2032	\$3,500	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	* *	1		
	Water Heater								
	Gas Fired	100%			2030	\$12,700	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	* *			
				Other Observation, Extent : N/A, Area Affected : 100%					
				Location : Basement To 2nd Floor					
				Explanation : 1 Unit					

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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 : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : MARCY BRANCH LIBRARY  
**Address** : 617 DEKALB AVE. @NOSTRAND AVE.  
**Borough** : BROOKLYN **Agency's Number** : 59  
**Program / Asset #** : BPL0M59.000 / 13258 **Yr Built/Renovated** : 1968 / 2002  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 30-May-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1774 **Lot** : 81 **BIN** : 3049472

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$92,600	
Mechanical		\$157,400
<b>Total</b>	<b>\$92,600</b>	<b>\$157,400</b>
Importance Code A	\$92,600	
Importance Code B		\$157,400
<b>Total</b>	<b>\$92,600</b>	<b>\$157,400</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$60,200		\$900	\$100
Interior Architecture	\$24,900	\$500	\$6,300	
Electrical	\$17,400	\$500	\$1,600	\$700
Mechanical	\$700	\$1,100	\$1,300	\$1,300
Site Enclosure	\$12,500			
Site Pavements	\$14,700			
<b>Total</b>	<b>\$130,200</b>	<b>\$2,200</b>	<b>\$10,000</b>	<b>\$2,100</b>
Importance Code A	\$60,400	\$300	\$1,300	\$400
Importance Code B	\$32,900	\$1,700	\$8,700	\$1,800
Importance Code C	\$36,900	\$100		
<b>Total</b>	<b>\$130,200</b>	<b>\$2,200</b>	<b>\$10,000</b>	<b>\$2,100</b>



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

Estimates are rounded to the nearest hundred dollars.

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

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

## BROOKLYN PUBLIC LIBRARY - 038

## MARCY BRANCH LIBRARY

Asset # : 13258

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$10,400	LIFE	**	5	\$8,300	
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : North Facade								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : North Facade								
	Masonry: Brick	85%	Now	\$47,500	LIFE	**	5	\$14,000	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%								
	Location : South Facade								
	Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : Southeast Corner								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Southeast Corner								
	Metal Panel	3%			2050	**	5-10	\$3,400	
	Granite Panels	2%	0-2	\$2,000	LIFE	**	5	\$200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : South Facade								
Windows									
	Aluminum	75%			2038	**	5	\$500	
	Aluminum	25%			2046	**	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : South Facade								
	Explanation : Stained Glass								
Roof									
	Modified Bitumen	100%	Now	\$92,600	2035	**			
	Blisters, Extent : Moderate, Area Affected : 30%								
	Location : Various Locations Throughout								
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
	Ceramic Tile	5%			2039	**	5	\$500	
	Sheet Vinyl/Rubber	80%			2035	**	5	\$12,500	
	Vinyl Tile	10%			2030	\$9,900	3	\$400	
Interior Walls									
	Ceramic Tile	3%			2039	**	5	\$300	
	Concrete Masonry Unit	92%	Now	\$20,700	LIFE	**	5	\$3,300	
	Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
	Location : I T Closet								
	Vertical Cracks, Extent : Moderate, Area Affected : 15%								
	Location : I T Closet								
	Gypsum Board	5%			LIFE	**	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.

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

## BROOKLYN PUBLIC LIBRARY - 038

## MARCY BRANCH LIBRARY

Asset # : 13258

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	80%			2043	* *	5	\$8,300		
Exposed Struc: Concrete	5%			LIFE	* *	5	\$100		
Gypsum Board	15%			LIFE	* *	5	\$2,000		
Site Enclosure									
Fence/Gates									
Chain Link	50%	Now	\$1,500	2040	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : West Property Line									
Impact Damage, Extent : Moderate, Area Affected : 10%									
Location : West Property Line									
Iron Picket	50%			2065	* *				
Retaining Walls									
Masonry: Brick	100%	Now	\$11,000	2040	* *				
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%									
Location : East Parking Lot									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : East Parking Lot									
Explanation : Tree Growing Adjacent To Retaining Wall Causing It To Bulge									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	* *				
On-Site Walkways									
Cast in Place Concrete	100%			2043	* *				
Parking/Driveway									
Asphalt	100%	Now	\$14,700	2033	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : East Parking Lot									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : East Parking Lot									
Potholes, Extent : Moderate, Area Affected : 10%									
Location : East Parking Lot									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2030	\$1,700	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$36,200	5	\$200	
	Raceway								
	Conduit	100%			2030	\$35,200	1		

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

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

## BROOKLYN PUBLIC LIBRARY - 038

## MARCY BRANCH LIBRARY

Asset # : 13258

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2046	**	5	\$200	
Wiring								
Braided Cloth	50%	2-4	\$15,600	2055	**	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Thermoplastic	30%			2030	\$9,300	1		
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$16,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
LED	100%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$900	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
LED	100%			2038	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Building Exterior Front And Side Walls							
	Explanation : LED Wallpak Fixtures							
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	**	1	\$800	
Fire/Smoke Detection								
Generic, Digital	100%	Now	\$1,700	2038	**	1-3	\$4,200	
	Other Observation, Extent : Moderate, Area Affected : 5%							
	Location : Throughout The Building							
	Explanation : Trouble Light							

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%			2050	**	1		

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

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## BROOKLYN PUBLIC LIBRARY - 038

## MARCY BRANCH LIBRARY

Asset # : 13258

Mechanical		Current Repair		Future Replacement		Maintenance				
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating										
Conversion Equipment	Furnace	20%			2030	\$3,700	1	\$700		
		Other Observation, Extent : Light, Area Affected : 40%								
		Location : First Floor Mechanical Room								
		Explanation : Duct Mounted Gas Furnace								
	Hot Water Boiler	60%			2028	\$36,400	1	\$2,200		
		Corroded, Extent : Moderate, Area Affected : 100%								
		Location : First Floor Mechanical Room, Top Boiler Panel Corroding.								
		Other Observation, Extent : Moderate, Area Affected : 100%								
		Location : First Floor Mechanical Room								
		Explanation : 1 Gas Fired Hot Water Boiler								
No Component		20%								
Distribution										
Hot Wtr Piping/Pump		100%			2046	* *	4	\$400		
		Recent Replace Evident, Extent : N/A, Area Affected : 100%								
		Location : 2 Circulating Pumps In First Floor Mechanical Room								
Terminal Devices										
Air Handler		40%			2030	\$35,400	1	\$1,900		
	Convector/Radiator	60%			2035	* *	1	\$1,500		
Air Conditioning										
Energy Source	Electricity	100%			2038	* *	1			
Conversion Equipment	Interior Pkg Unit - Cooling	30%			2028	\$88,400	2	\$100		
		Other Observation, Extent : Light, Area Affected : 100%								
		Location : First Floor Mechanical Room								
		Explanation : With Duct Mounted Gas Fired Heater								
	Ext Pkg Unit - Heating/Cooling	70%			2030	\$69,000	2	\$300		
		Other Observation, Extent : Light, Area Affected : 100%								
		Location : Roof								
		Explanation : R-134a Refrigerant With Gas Heat								
	Heat Rejection									
	Dry Cooler		30%			2030	\$12,900	2	\$1,600	
No Component		70%								
Ventilation										
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200		
Exhaust Fans	Roof	100%			2030	\$13,100	2	\$200		
Plumbing										
H/C Water Piping	Brass/Copper	100%			2040	* *	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.

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing	Water Heater							
	Electric	100%		2028	\$6,900	4	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : First Floor Mechanical Room</i> <i>Explanation : 40 Gallons</i>						
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2035	* *	1	\$500	
	Fixtures							
	Generic	100%						

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Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : MIDWOOD BRANCH LIBRARY  
**Address** : 975 EAST 16TH ST. @AVENUE J  
**Borough** : BROOKLYN **Agency's Number** : 48  
**Program / Asset #** : BPL0M48.000 / 13259 **Yr Built/Renovated** : 1955 / 2001  
**Area Sq Ft** : 12,218 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 19-May-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6709 **Lot** : 54 **BIN** : 3179706

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$305,000	
Electrical		\$141,900
Mechanical		\$315,200
<b>Total</b>	<b>\$305,000</b>	<b>\$457,100</b>
Importance Code A	\$305,000	
Importance Code B		\$457,100
<b>Total</b>	<b>\$305,000</b>	<b>\$457,100</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$73,400		\$500	
Interior Architecture	\$46,100			\$3,500
Electrical	\$1,400	\$800	\$900	\$1,000
Mechanical	\$9,800	\$2,400	\$2,800	\$2,000
Site Pavements	\$7,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$142,300</b>	<b>\$7,200</b>	<b>\$8,200</b>	<b>\$10,500</b>
Importance Code A	\$74,000	\$600	\$1,100	\$600
Importance Code B	\$50,500	\$6,600	\$7,000	\$9,200
Importance Code C	\$17,900			\$700
<b>Total</b>	<b>\$142,300</b>	<b>\$7,200</b>	<b>\$8,200</b>	<b>\$10,500</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	2%			LIFE	**	5	\$500	
	Masonry: Brick	85%			LIFE	**	5	\$32,600	
		Vertical Cracks, Extent : Light, Area Affected : 1%							
		Location : Pilaster							
	Masonry: Fieldstone	10%			LIFE	**	5	\$2,900	
	Window Wall	3%			2052	**	5	\$2,200	
		Glazing Clouded, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
Windows									
	Aluminum	100%	Now	\$28,100	2048	**	5	\$1,500	
		Hardware Missing, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Around Windows In Staircase, Various Locations Throughout							
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$11,100	
	Concrete Masonry Unit	45%			LIFE	**	5-10	\$9,700	
	Masonry: Brick	45%			LIFE	**	5-10	\$12,000	
Roof									
	Asphalt Shingle	15%			2035	**	10	\$500	
	Modified Bitumen	80%	Now	\$129,200	2037	**			
		Alligatoring, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%							
		Location : Back Of Building							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Back Of Building							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 25%							
		Location : Lower Roof							
		Explanation : Protection Board Added Due To Construction Next Door.							
	Skylight, Metal/Glass	5%	Now	\$175,800	2062	**			
		Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%							
		Location : Roof							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Soffits								
	Stucco Cement	100%	Now	\$1,200	2045	**	5	\$900	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Paint Peeling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Staining/Discoloring, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	**	5	\$4,900	
	Ceramic Tile	5%			2041	**	5	\$1,100	
	Terrazzo	10%	Now	\$11,700	LIFE	**	5	\$1,800	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : At Stairs					
	Vinyl Tile	80%	Now	\$8,600	2037	**	3	\$6,800	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : First And Second Floor Reading Area					
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$1,400	
	Concrete Masonry Unit	80%			LIFE	**	5	\$18,200	
	Gypsum Board	15%	Now	\$1,000	LIFE	**	5	\$2,600	
				Paint Peeling, Extent : Moderate, Area Affected : 5%					
				Location : Throughout, At Windows					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Throughout, At Windows					
Ceilings									
	AcousTileSusp.Lay-In	80%	0-2	\$8,200	2045	**	5	\$9,000	
				Staining/Discoloring, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Other Observation, Extent : Moderate, Area Affected : 5%					
				Location : All Floors					
				Explanation : Missing Tiles					
	Gypsum Board	10%	Now	\$2,600	LIFE	**	5	\$2,800	
				Cracking/Crumbling, Extent : Moderate, Area Affected : 10%					
				Location : Throughout, At Windows					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Throughout, At Windows					
	Plaster	10%			LIFE	**	5-10	\$3,900	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2067	**			

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%			2052	**			
Retaining Walls								
Masonry: Brick	100%			2052	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	75%	Now	\$1,700	2045	**			
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Side Entrance</i>					
Pavers/Stone	25%			2041	**			
Parking/Driveway								
Asphalt	100%	Now	\$6,100	2041	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Potholes, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Side Lot</i>					
			<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Side Lot</i>					
			<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Side Lot</i>					

Electrical		Current Repair		Future Replacement		Maintenance		
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%			2052	**	5	\$100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes</i>					
Switchgear / Switchboard								
Fused Disc Sw	50%			2052	**	5		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 1 Vertical Section</i>					
Molded Case Bkrs	50%			2052	**	5	\$200	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : 1 Vertical Section</i>					
Raceway								
Conduit	100%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	95%			2048	**	5	\$300	

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2052	**	1		
	Motor Controllers								
	Locally Mounted	70%			2045	**	5	\$100	
	Motor Control Center	30%			2045	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Basement								
	Explanation : Connected To Metal Water Pipe								
Lighting									
	Interior Lighting								
	Fluorescent	40%			2037	**	10	\$4,500	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	LED	60%			2040	**			
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Staircase And 2nd Floor								
	Explanation : LED Light Fixtures								
	Egress Lighting								
	Emergency, Battery	50%			2040	**	10	\$1,500	
	Exit, Service	50%			2040	**	1		
	Exterior Lighting								
	HID	5%			2032	\$2,600	10		
	LED	20%			2040	**			
	No Component	75%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2040	**	1	\$1,400	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Inside And Outside								
	Explanation : CCTV Surveillance Cameras, Intrusion Alarm System, Panic Doors								
	Fire/Smoke Detection								
	Generic, Analog	100%			2032	\$141,900	1-3	\$7,800	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detectors And Alarm Bells								

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2037	**	1	\$6,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	**	4	\$900	
	Terminal Devices								
	Air Handler	50%			2032	\$90,200	1	\$3,800	
	Convector/Radiator	40%			2037	**	1	\$1,600	
	Fan Coil Unit/Heat	10%			2032	\$19,200	1	\$400	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : Basement Area								
Air Conditioning									
	Energy Source								
	Electricity	100%			2048	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	50%			2032	\$54,500	1	\$2,800	
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : Roof								
	Explanation : 1 Unit On The Higher Roof								
	Ext Pkg Unit - Heating/Cooling	50%	Now	\$4,000	2032	\$80,300	2	\$300	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 2 Units On Lower Roof								
	Distribution								
	CW & CHW Wtr Pipe/Pump	50%			2042	**	4	\$300	
	No Component	50%							
	Terminal Devices								
	Fan Coil - 4 Pipe	30%			2032	\$90,100	1	\$1,200	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,800	
	Exhaust Fans								
	Interior	25%			2032	\$11,400	2	\$100	
	Roof	75%			2032	\$16,000	2	\$300	
Plumbing									

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2042	* *	1		
	Water Heater Gas Fired	100%			2031	\$7,800	2	\$200	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s) Electric	100%			2032	\$3,700	4	\$700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Set						
	Backflow Preventer Generic	100%			2040	* *	1	\$800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : First Floor Work Room						
			Explanation : First Floor Work Room						
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Hydraulic	100%			LIFE	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement To 2nd Floor						
			Explanation : 1 Unit						
Fire Suppression									
	Sprinkler No Component	70%							
	Generic	30%			2042	* *	1-2	\$1,000	
			Other Observation, Extent : Light, Area Affected : 30%						
			Location : Basement						
			Explanation : Basement Only						

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : MILL BASIN BRANCH LIBRARY  
**Address** : 2385 RALPH AVE. @AVENUE N  
**Borough** : BROOKLYN **Agency's Number** : 68  
**Program / Asset #** : BPL0M68.000 / 13260 **Yr Built/Renovated** : 1974 / 2005  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 17-Jul-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 8363 **Lot** : 9 **BIN** : 3235910

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$228,600	
<b>Total</b>	<b>\$228,600</b>	
Importance Code A	\$228,600	
<b>Total</b>	<b>\$228,600</b>	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$11,200	\$1,600		
Interior Architecture	\$2,600	\$1,000	\$100	
Electrical	\$400	\$500	\$400	\$5,100
Mechanical	\$800	\$700	\$3,700	\$5,500
<b>Total</b>	<b>\$14,900</b>	<b>\$3,900</b>	<b>\$4,100</b>	<b>\$10,600</b>
Importance Code A	\$11,600	\$2,000	\$400	\$500
Importance Code B	\$3,300	\$1,900	\$3,700	\$10,100
Importance Code C			\$100	
<b>Total</b>	<b>\$14,900</b>	<b>\$3,900</b>	<b>\$4,100</b>	<b>\$10,600</b>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$64,000	LIFE	**	5	\$18,900	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Southeast Corner At Second Floor							
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
	Location : West Facade							
Windows								
Aluminum	100%	Now	\$5,100	2047	**	5	\$300	
	Air Infiltration, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 30%							
	Location : Throughout							
Parapets								
Masonry: Brick	73%			LIFE	**	5	\$2,600	
Metal Panel	5%	Now	\$3,100	2051	**	5	\$400	
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : Coping At North Side							
	Seams Open/Split, Extent : Moderate, Area Affected : 25%							
	Location : Coping							
Metal Rail	10%	Now	\$2,200	2036	**	5	\$2,600	
	Corrosion/Rusting, Extent : Light, Area Affected : 25%							
	Location : Over Second Floor Roof							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Over Second Floor Roof							
Metal: Cage/Fence	10%			2044	**	5-10	\$2,800	
Pre-Cast Concrete	2%	Now	\$900	LIFE	**	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Coping Over Free Standing Parapet							
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
	Location : Coping Over Free Standing Parapet							
Roof								
Modified Bitumen	100%	Now	\$164,600	2041	**			
	Blisters, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Seams Open/Split, Extent : Moderate, Area Affected : 25%							
	Location : Over Second Floor							
Soffits								
Cement - Fiber Panel	20%			2031		10		
	Water Penetration, Extent : Moderate, Area Affected : 50%							
	Location : Corner Of Building							
Metal Panel	80%			2051	**	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$1,300	
Ceramic Tile	15%			2044	**	5	\$900	
Vinyl Tile	75%			2036	**	3	\$1,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Interior Walls

Ceramic Tile	5%			2040	**	5	\$100	
Concrete Masonry Unit	75%			LIFE	**	5	\$800	
Gypsum Board	15%			LIFE	**	5	\$200	
Masonry: Brick	5%			LIFE	**			

Ceilings

AcousTileSusp.Lay-In	85%			2048	**	5	\$5,000	
Exposed Struc: Concrete	10%			LIFE	**	5	\$100	
Gypsum Board	5%	Now	\$100	LIFE	**	5	\$400	

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

*Location : Above Circulation Desk*

Site Enclosure

Fence/Gates

Iron Picket	100%			2066	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044	**			
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On-Site Walkways

Cast in Place Concrete	100%			2044	**			
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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%			2041	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated At 600 Amperes*

Switchgear / Switchboard

Molded Case Bkrs	100%			2041	**	5	\$200	
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Raceway

Conduit	100%			2041	**	1		
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Panelboards

Fused Disc Sw	25%			2039	**	5		
Molded Case Bkrs	75%			2039	**	5	\$100	

Wiring

Thermoplastic	100%			2041	**	1		
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Motor Controllers

Locally Mounted	100%			2044	**	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	20%			2036	**	10	\$1,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2036	**	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Vestibule							
	Fluorescent	25%			2036	**	10	\$1,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	LED	50%			2036	**			
Egress Lighting									
	Emergency, Battery	50%			2036	**	10	\$900	
	Exit, LED	50%			2059	**	1		
Exterior Lighting									
Fluorescent		25%			2036	**	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Front Entrance							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Entrance							
		Explanation : Operated Via Timer							
	HID	25%			2036	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Perimeter							
		Explanation : Operated Via Timer							
	No Component	50%							
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2036	**	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection									
	No Component	50%							
	Generic, Analog	50%			2036	**	1-3	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Manual Pull Station, Strobe Lights And Alarm Bells							
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%	Now	\$100	2041	**	1		
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Gas Meter Room							
		Explanation : There Is No Vent For The Gas Meter Room							
	Conversion Equipment								
	Furnace	100%			2036	**	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : 2 Packaged Units							
	Terminal Devices								
	Convactor/Radiator	100%			2044	**	1	\$2,400	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : 2nd Floor							
		Explanation : Electric Heaters For 2nd Floor Hallway And Bathrooms							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%			2036	**	2	\$400	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Explanation : 2 Units							
	Split Unit	20%			2036	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$9,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
	Exhaust Fans								
	Interior	100%			2031	\$28,000	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$4,800	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : NEW LOTS BRANCH LIBRARY  
**Address** : 665 NEW LOTS AVE. @BARBEY ST.  
**Borough** : BROOKLYN **Agency's Number** : 52  
**Program / Asset #** : BPL0006.000 / 4203 **Yr Built/Renovated** : 1957 / 2000  
**Area Sq Ft** : 23,736 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 25-Feb-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 4090 **Lot** : 1 **BIN** : 3090726

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$1,049,800	
Interior Architecture	\$80,600	\$294,700
Electrical		\$50,800
Mechanical		\$54,700
<b>Total</b>	<b>\$1,130,300</b>	<b>\$400,200</b>
Importance Code A	\$1,049,800	
Importance Code B	\$80,600	\$400,200
<b>Total</b>	<b>\$1,130,300</b>	<b>\$400,200</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$90,100			
Interior Architecture	\$64,800		\$9,400	\$3,900
Electrical	\$22,800	\$700	\$900	\$1,000
Mechanical	\$10,300	\$3,500	\$4,400	\$2,200
Site Enclosure	\$6,800			
Site Pavements	\$400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$199,100</b>	<b>\$8,100</b>	<b>\$18,600</b>	<b>\$11,000</b>
Importance Code A	\$91,300	\$1,200	\$1,200	\$1,200
Importance Code B	\$65,600	\$6,900	\$17,500	\$9,800
Importance Code C	\$42,200			
<b>Total</b>	<b>\$199,100</b>	<b>\$8,100</b>	<b>\$18,600</b>	<b>\$11,000</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	Now	\$241,200	LIFE	* *	5	\$23,800	1
		Diagonal Cracks, Extent : Moderate, Area Affected : 10% Location : Corners, Throughout, Around Windows Efflorescence, Extent : Moderate, Area Affected : 25% Location : Throughout Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35% Location : Throughout, Corners Misaligned/Bulging, Extent : Severe, Area Affected : 20% Location : Around Windows Rusting Masonry Supt, Extent : Moderate, Area Affected : 10% Location : Bulkheads, Around Windows							
	Granite Panels	8%	Now	\$56,500	LIFE	* *	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Various Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25% Location : South Facade Misaligned/Bulging, Extent : Moderate, Area Affected : 10% Location : South Facade							
	Slate Panels	2%	Now	\$34,800	LIFE	* *	5	\$400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25% Location : North Facade Spalling, Extent : Severe, Area Affected : 20% Location : North Facade							
	Window Wall	10%	0-2	\$32,000	2052	* *	5	\$5,600	
		Water Penetration, Extent : Moderate, Area Affected : 15% Location : Stair							
Windows									
	Aluminum	100%	Now	\$415,500	2057	* *	5	\$4,400	
		Air Infiltration, Extent : Moderate, Area Affected : 25% Location : Throughout Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout Glazing Clouded, Extent : Moderate, Area Affected : 25% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 20% Location : North Facade, South Facade, Stair, Classroom Weather Strip Missing, Extent : Moderate, Area Affected : 25% Location : Throughout							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	93%	Now	\$171,000	LIFE	* *	5	\$4,400	1
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Corners, Throughout								
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : North Facade, South Facade								
	Masonry: Granite	2%			LIFE	* *	5-10	\$1,300	
	Masonry: Limestone	5%	Now	\$16,700	LIFE	* *	5	\$300	1
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%								
	Location : Coping								
	Caulking Deteriorated, Extent : Severe, Area Affected : 35%								
	Location : Coping								
Roof									
	Asphalt Shingle	2%			2041	* *	10	\$100	
	Modified Bitumen	98%	0-2	\$165,600	2037	* *			
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : Roof Over Second Floor								
	Ponding, Extent : Severe, Area Affected : 10%								
	Location : Lower Roof Along New Lots Avenue								
Soffits									
	Cast in Place Concrete	100%	Now	\$5,400	LIFE	* *	5	\$900	
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Canopy At Service Entrance								
	Horizontal Cracks, Extent : Severe, Area Affected : 5%								
	Location : Canopy At Service Entrance								
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$7,800	
	Ceramic Tile	3%			2035	* *	5	\$1,100	
	Terrazzo	5%	4+	\$4,600	LIFE	* *	5	\$1,400	
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Landing Of Main Staircase. Slipping Hazard								
	Vinyl Tile	87%	4+	\$14,700	2032	\$294,700	3	\$11,600	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : First Floor								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,100	
	Glass: Single Pane	2%	0-2	\$17,800	LIFE	**	5	\$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Vestibule Doors At First, Basement And Second Floors									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Vestibule Doors At First, Basement And Second Floors									
Explanation : Deteriorated Finish									
	Gypsum Board	10%			LIFE	**	5-10	\$4,500	
	Marble Panels	5%			LIFE	**	10	\$500	
	Plaster	68%			LIFE	**	5-10	\$15,200	
	SGFT/Glazed Masonry	5%	Now	\$2,900	LIFE	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Main Stair Between Basement And First Floor									
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Main Stair Between Basement And First Floor									
Ceilings									
	AcousTileConcealSpLn	25%	Now	\$80,600	2052	**	5	\$5,600	
Loose/Delam Surface, Extent : Light, Area Affected : 10%									
Location : First And Second Floors									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Second Floor, Around Windows									
	AcousTileSusp.Lay-In	50%			2045	**	5	\$17,800	
	Plaster	25%	Now	\$6,500	LIFE	**	5	\$5,600	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Stairwell									
Site Enclosure									
Fence/Gates									
	Chain Link	2%			2042	**			
	Iron Picket	98%	4+	\$6,800	2067	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Schenck Avenue And Rear Of Building									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2045	**			
On-Site Walkways									
	Asphalt	95%	4+	\$400	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Front Of Building									
	Cast in Place Concrete	5%			2045	**			
Parking/Driveway									
	Asphalt	100%			2041	**			

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2042	**	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Electrical Room									
Explanation : One 1200 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	50%			2032	\$18,100	5	\$100	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Basement Electrical Room									
Explanation : One Vertical Section									
	Molded Case Bkrs	50%			2032	\$18,100	5	\$300	
Raceway									
	Conduit	100%			2032	\$35,200	1		
Panelboards									
	Fused Disc Sw	5%			2031	\$1,300	5		
	Molded Case Bkrs	95%			2031	\$23,900	5	\$600	
Wiring									
	Braided Cloth	70%	2-4	\$21,800	2057	**	1		
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Insulation Aged									
	Thermoplastic	30%			2042	**	1		
Motor Controllers									
	Locally Mounted	100%			2030	\$50,800	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$700	
Lighting									
	Interior Lighting								
	LED	100%			2040	**			
Egress Lighting									
	Emergency, Service	40%			2032	\$5,200	1		
	Emergency, Battery	10%			2040	**	10	\$600	
	Emergency, Battery	45%			2032	\$16,200	10	\$2,600	
	Exit, Service	5%			2040	**	1		
Exterior Lighting									
	HID	30%			2027	\$30,200	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	**	1	\$2,700	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2037	**	1-3	\$4,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2052	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$11,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Gas Fired Hot Water Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2048	**	4	\$1,800	
	Terminal Devices								
	Convactor/Radiator	100%			2037	**	1	\$7,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	90%			2037	**	2	\$1,300	
	Split Unit	10%			2037	**			
	Heat Rejection								
	Air Cooled Condenser Unit	10%			2037	**	2	\$1,700	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,000	
	Exhaust Fans								
	Interior	25%			2032	\$22,200	2	\$200	
	Roof	75%			2032	\$31,000	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2042	**	1		
	Galvanized Steel	50%			2030	\$54,700	1		
	Water Heater								
	Gas Fired	100%			2030	\$15,200	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	\$3,800	4	\$800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Inaccessible							

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sewage Ejector(s)								
	Electric	100%			2032	\$7,200	4	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Inaccessible							
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2037	* *	1	\$200	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Basement							
		Explanation : The Backflow Preventer Serves The Boiler Only							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							

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Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : NEW UTRECHT BRANCH LIBRARY  
**Address** : 1743 86TH ST. @BAY 17 STREET  
**Borough** : BROOKLYN **Agency's Number** : 51  
**Program / Asset #** : BPL0005.000 / 4204 **Yr Built/Renovated** : 1956 / 2000  
**Area Sq Ft** : 22,455 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 18-Jun-2020 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 6343 **Lot** : 64 **BIN** : 3165745

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$611,600	\$313,800
Interior Architecture	\$249,100	
Electrical	\$201,700	\$78,200
Mechanical		\$99,500
<b>Total</b>	<b>\$1,062,400</b>	<b>\$491,500</b>
Importance Code A	\$611,600	\$313,800
Importance Code B	\$450,800	\$177,700
<b>Total</b>	<b>\$1,062,400</b>	<b>\$491,500</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$128,600			\$500
Interior Architecture	\$36,700	\$800	\$700	\$5,500
Electrical	\$22,400	\$700	\$1,000	\$17,500
Mechanical	\$3,200	\$2,600	\$4,400	\$2,600
Site Enclosure	\$40,600			
Site Pavements	\$20,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$255,900</b>	<b>\$8,200</b>	<b>\$10,100</b>	<b>\$30,100</b>
Importance Code A	\$129,700	\$1,100	\$1,100	\$1,700
Importance Code B	\$41,600	\$7,000	\$8,200	\$28,400
Importance Code C	\$84,600		\$700	
<b>Total</b>	<b>\$255,900</b>	<b>\$8,200</b>	<b>\$10,100</b>	<b>\$30,100</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$518,900	LIFE	**	5	\$25,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : East Facade, Chimney							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : Lintels Above Windows							
		Spalling, Extent : Moderate, Area Affected : 5%							
		Location : Above 2nd Floor Window							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : At Northwest Corner							
		Worn/Eroded, Extent : Moderate, Area Affected : 10%							
		Location : Below Windows At Driveway							
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Rear Of Building Parapet And 2nd Floor							
		Explanation : Mesh Installed To Capture Falling Debris							
	Masonry: Fieldstone	1%			LIFE	**	5	\$200	
	Masonry: Limestone	8%	Now	\$92,700	LIFE	**	5	\$1,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : Lintels Above Windows							
	Window Wall	1%			2041	**	5	\$1,100	
Windows									
	Aluminum	100%	Now	\$41,600	2056	**	5	\$2,200	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Parapets									
	Cast Stone/Terra Cotta	15%	Now	\$8,400	LIFE	**	5	\$1,200	
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Rear Parapet							
		Explanation : Mesh Covering To Capture Falling Debris							
	Cast Stone/Terra Cotta	15%	Now	\$22,900	LIFE	**	5	\$1,200	
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : Front And Side Parapets							
		Explanation : Covered By Rubber Membrane							
	Masonry: Brick	70%	Now	\$24,200	LIFE	**	5	\$700	
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Front And Side Parapets							
		Explanation : Covered By Rubber Membrane							
Roof									
	Modified Bitumen	100%	0-2	\$31,400	2031	\$313,800			
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Main Roof							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2030	\$24,100	3	\$2,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,700	
	Mosaic Tile	5%			2036	**	5	\$4,200	
	Terrazzo	5%			LIFE	**	5	\$1,300	
	Vinyl Tile	20%	Now	\$6,400	2036	**	3	\$2,500	
	Patching Evident, Extent : Light, Area Affected : 15%								
	Location : Staff Lounge								
	Worn/Eroded, Extent : Light, Area Affected : 20%								
	Location : Throughout								
	Vinyl Tile 9" X 9"	60%	2-4	\$249,100	2041	**	3	\$7,600	
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : 1st Floor Stacks								
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$1,500	
	Gypsum Board	59%			LIFE	**	5	\$10,600	
	Marble Panels	1%	2-4	\$500	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 1%								
	Location : Front Stairs								
	Plaster	25%			LIFE	**	5	\$2,200	
	SGFT/Glazed Masonry	10%	Now	\$26,000	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Stair Bulkhead								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Stair Bulkhead								
Ceilings									
	AcousTileConcealSpLn	25%	4+	\$3,800	2036	**	5	\$5,300	
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Exposed Struc: Concrete	10%			LIFE	**	5	\$500	
	Gypsum Board	10%			LIFE	**	5	\$4,200	
	Plaster	55%			LIFE	**	5	\$11,600	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	2-4	\$40,600	2061	**			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Side Driveway And Rear Parking Lot								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 100%								
	Location : Side Driveway And Rear Parking Lot								
	Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : Side Driveway And Rear Parking Lot								
Free Standing Walls									
	Masonry: Fieldstone	100%			2041	**			
Site Pavements									

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$2,900	2036		* *			
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : 86th Street</i>									

On-Site Walkways

Cast in Place Concrete	100%			2036		* *			
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Parking/Driveway

Cast in Place Concrete	100%	2-4	\$17,500	2036		* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Driveway And Parking Lot</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%			2031	\$2,800	5		\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 400 Amperes Main Disconnect Switches</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$36,200	5		\$600	
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Raceway

Conduit	95%			2031	\$33,400	1			
Conduit	5%			2041	* *	1			

Panelboards

Fused Disc Sw	5%			2030	\$1,300	5			
Molded Case Bkrs	30%			2039	* *	5		\$200	
Molded Case Bkrs	65%			2030	\$16,300	5		\$400	

Wiring

Braided Cloth	70%	2-4	\$21,800	2056		* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
Thermoplastic	30%			2041		* *	1		

Motor Controllers

Locally Mounted	100%			2036		* *	5	\$200	
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Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$300	
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Lighting

Interior Lighting

Fluorescent	80%			2026	\$201,700	10		\$16,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Reading Areas</i>									
<i>Explanation : T-12 Lamps</i>									
LED	20%			2039		* *			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$2,700	
	Exit, Service	50%			2039	* *	1		
	Exterior Lighting								
	LED	30%			2039	* *			
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2039	* *	1	\$2,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas And Outside Perimeter								
	Explanation : Cctv Surveillance Cameras								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2031	\$78,200	1-3	\$4,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways And Basement								
	Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$11,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : One Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	* *	4	\$1,700	
	Terminal Devices								
	Air Handler	30%			2031	\$99,500	1	\$4,200	
	Convactor/Radiator	70%			2044	* *	1	\$5,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	10%			2031	\$20,000	1	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit On Roof							
	Exterior Pkg Unit - Cooling	90%			2036	* *	2	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 4 Units. R-134 Refrigerant							
Terminal Devices									
	Air Handler/Cool/Ht	10%			2031	\$26,500	1	\$1,400	
	No Component	90%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2031	\$4,800	2	\$1,600	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,500	
	Exhaust Fans								
	Interior	10%			2031	\$8,400	2	\$100	
	Roof	90%			2036	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$14,400	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	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : 1 Unit							

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Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$198,000	
Interior Architecture		\$233,100
Electrical	\$187,600	
Mechanical	\$274,200	
<b>Total</b>	<b>\$659,800</b>	<b>\$233,100</b>
Importance Code A	\$198,000	
Importance Code B	\$461,800	\$233,100
<b>Total</b>	<b>\$659,800</b>	<b>\$233,100</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$16,500	\$1,100		
Interior Architecture	\$129,300	\$200		\$2,300
Electrical	\$14,600	\$16,900	\$400	\$500
Mechanical	\$2,400	\$10,300	\$3,300	\$1,700
Site Enclosure	\$2,800			
Site Pavements	\$3,800			
<b>Total</b>	<b>\$169,400</b>	<b>\$28,500</b>	<b>\$3,800</b>	<b>\$4,600</b>
Importance Code A	\$17,300	\$2,000	\$800	\$800
Importance Code B	\$130,400	\$26,500	\$3,000	\$3,800
Importance Code C	\$21,700			
<b>Total</b>	<b>\$169,400</b>	<b>\$28,500</b>	<b>\$3,800</b>	<b>\$4,600</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$34,600	
	Masonry: Fieldstone	5%	Now	\$3,900	LIFE	**	5	\$1,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Rear Of Building								
	Masonry: Limestone	10%	4+	\$11,100	LIFE	**	5	\$3,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
Windows									
	Metal Louvers	1%	Now	\$1,500	2044	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 45%								
	Location : Rear Areaway								
	Wood	99%	Now	\$141,600	2054	**	5	\$22,500	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
	Location : Various Locations Throughout								
	Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
Parapets									
	Masonry: Brick	80%	Now	\$56,400	LIFE	**	5	\$4,400	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Interior Face								
	Spalling, Extent : Moderate, Area Affected : 30%								
	Location : Interior Face								
	Masonry: Limestone	10%			LIFE	**	5	\$700	
	Metal Panel	10%			2049	**	5	\$2,100	
Roof									
	Not Accessible	100%							
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
	Staining/Discoloring, Extent : Light, Area Affected : 25%								
	Location : Throughout								
Interior									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	* *	5	\$4,300	
	Ceramic Tile	5%	Now	\$2,700	2032	\$26,600	5	\$600	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Toilets								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Toilets								
	Worn/Eroded, Extent : Moderate, Area Affected : 10%								
	Location : Toilets								
	Quarry Tile	1%			2034	* *	5	\$400	
	Sheet Vinyl/Rubber	10%	Now	\$4,100	2029	\$81,400	5	\$1,800	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
	Location : 2nd Floor Reading Room								
	Vinyl Tile	65%	Now	\$45,500	2029	\$151,600	3	\$6,000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : 2nd Floor								
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement And Meeting Room								
	Explanation : 9x9 Tiles								
	Vinyl Tile 9" X 9"	10%	Now	\$9,100	2029	\$30,200	3	\$900	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
	Location : Basement Reading Rooms								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Basement Reading Rooms								
	Wood	1%	Now	\$9,100	2069	* *	5	\$200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Custodian Office								
	Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
	Location : Custodian Office								
	Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
	Location : Custodian Office								
	Split/Cracked, Extent : Moderate, Area Affected : 15%								
	Location : Custodian Office								

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

Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%			2032	\$28,300	5	\$900	
	Gypsum Board	10%			LIFE	**	5	\$1,100	
	Plaster	80%	Now	\$13,200	LIFE	**	5	\$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Basement, 1st Floor Rear Exit, Mezzanine Windows									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Basement, 1st Floor Rear Exit, Mezzanine Windows									
	Wood	5%	Now	\$2,300	LIFE	**	5	\$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Reading Room									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : 2nd Floor Reading Room									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Reading Room									
Ceilings									
	AcousTileSusp.Lay-In	5%	Now	\$11,100	2049	**	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Male Bathroom In Basement									
Loose/Delam Surface, Extent : Severe, Area Affected : 20%									
Location : Male Bathroom In Basement									
Misaligned/Bulging, Extent : Severe, Area Affected : 40%									
Location : Male Bathroom In Basement									
	Gypsum Board	5%			LIFE	**	5	\$1,500	
	Plaster	90%	Now	\$32,400	LIFE	**	5	\$13,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	0-2	\$2,300	2049	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Free Standing Walls									
	Cast in Place Concrete	100%	Now	\$200	2049	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Retaining Walls									
	Cast in Place Concrete	50%	Now	\$300	2049	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Masonry: Fieldstone	50%			2039	**			
Site Pavements									

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

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

**Site Pavements**

**Public Sidewalk**

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

**On-Site Walkways**

Cast in Place Concrete	100%	Now		\$1,300	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

**Parking/Driveway**

Cast in Place Concrete	100%	Now		\$2,500	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

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%			2029		\$1,700	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Rating Capacity</i>									

**Switchgear / Switchboard**

Molded Case Bkrs	100%			2029		\$36,200	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1- Vertical Sections</i>									

**Raceway**

Conduit	100%			2029		\$35,200	1		
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**Panelboards**

Fused Disc Sw	10%			2028		\$1,700	5		
Molded Case Bkrs	90%			2028		\$15,100	5	\$400	

**Wiring**

Thermoplastic	100%			2029		\$31,100	1		
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**Motor Controllers**

Locally Mounted	100%			2027		\$33,900	5	\$100	
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**Ground**

**Grounding Devices**

Generic	100%	2-4		\$10,700	LIFE		**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Boiler Room</i>									
<i>Explanation : Corroded</i>									

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	75%			2024	\$132,700	10	\$10,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	3%			2034	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	20%			2034	* *	10	\$2,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, 2nd Floor, Toilets, Basement							
	Fluorescent	2%	Now	\$3,500	2039	* *			
		Malfunctioning, Extent : Light, Area Affected : 100%							
		Location : Basement							
Egress Lighting									
	Emergency, Battery	50%			2034	* *	10	\$1,900	
	Exit, Service	50%			2034	* *	1		
Exterior Lighting									
	HID	30%			2029	\$20,000	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2037	* *	1	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%	Now	\$54,900	2039	* *	1-3	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Fire Alarm System Is Not Functional. Alarm Bells And Manual Pull Stations							
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%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2034	* *	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One Gas Fired Hot Water Boiler							

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	* *	4	\$800	
	Terminal Devices								
	Air Handler	80%			2024	\$186,200	1	\$7,800	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof And Basement, Equipment Approaching Useful Life Cycle Limit							
	Convactor/Radiator	20%			2034	* *	1	\$1,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	25%	Now	\$88,000	2034	* *	2	\$200	
		Unit Inoperable, Extent : Moderate, Area Affected : 50%							
		Location : Basement							
	Window/Wall Unit	25%			2024	\$8,600	1		
	Not Accessible	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Roof							
		Explanation : No Access To Survey Package Unit On Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,800	
	Exhaust Fans								
	No Component	50%							
	Not Accessible	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$10,100	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$600	4	\$500	
	Backflow Preventer								
	No Component	80%							
	Generic	20%			2029	\$800	1	\$200	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement							
		Explanation : Boiler Only							
Fixtures									
	Generic	100%							

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$163,700	
Mechanical		\$607,100
<b>Total</b>	<b>\$163,700</b>	<b>\$607,100</b>
Importance Code A	\$163,700	
Importance Code B		\$607,100
<b>Total</b>	<b>\$163,700</b>	<b>\$607,100</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$65,000	\$5,000		
Interior Architecture	\$400		\$2,500	\$1,800
Electrical	\$1,100	\$17,200	\$1,500	\$1,100
Mechanical	\$1,600	\$4,100	\$3,300	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$72,000</b>	<b>\$30,100</b>	<b>\$11,200</b>	<b>\$10,800</b>
Importance Code A	\$65,800	\$5,700	\$800	\$800
Importance Code B	\$6,200	\$24,400	\$10,400	\$10,000
Importance Code C				
<b>Total</b>	<b>\$72,000</b>	<b>\$30,100</b>	<b>\$11,200</b>	<b>\$10,800</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$111,100	LIFE	**	5	\$30,300	
		Efflorescence, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 10%							
		Location : 8th Street							
	Masonry: Limestone	10%	4+	\$52,600	LIFE	**	5	\$2,700	
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Stucco Cement	5%	Now	\$18,800	2034	**	5	\$2,200	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout Most Areas							
		Loose/Delam Surface, Extent : Severe, Area Affected : 20%							
		Location : Moat Areas							
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
		Explanation : Actual Bluestone							
Windows									
	Aluminum	100%	Now	\$28,700	2045	**	5	\$2,800	
		Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Unit Inoperable, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Parapets									
	Masonry: Brick	85%	Now	\$12,300	LIFE	**	5	\$3,500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Limestone	10%	0-2	\$5,200	LIFE	**	5	\$500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Metal Panel	5%			2049	**	5	\$800	
Roof									
	Metal Panel	80%			2042	**	10	\$33,400	
	Modified Bitumen	20%			2034	**	10	\$4,600	
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
	Ceramic Tile	3%			2038	**	5	\$700	
	Glass Block	5%			2057	**	1		
	Mosaic Tile	2%			2046	**	5	\$1,200	
	Vinyl Tile	85%			2034	**	3	\$7,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

**Interior**

**Interior Walls**

Concrete Masonry Unit	5%			LIFE		**	5	\$300	
Glass: Single Pane	5%			LIFE		**	5	\$600	
Gypsum Board	10%			LIFE		**	5	\$900	
Plaster	70%			LIFE		**	5	\$3,200	
Wood	5%			LIFE		**	5	\$3,000	
Wood	5%			LIFE		**	5	\$3,000	

**Ceilings**

AcousTileSusp.Lay-In	10%			2046		**	5	\$2,300	
Glass: Susp Panels	10%			LIFE		**			
Plaster	80%			LIFE		**	5	\$11,700	

**Site Enclosure**

**Fence/Gates**

Chain Link	5%			2049		**			
Iron Picket	95%			2064		**			

**Retaining Walls**

Cast in Place Concrete	100%			2064		**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Various</i>									
<i>Explanation : Covered With Stucco Cement</i>									

**Site Pavements**

**Public Sidewalk**

Cast in Place Concrete	100%			2042		**			
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**Parking/Driveway**

Cast in Place Concrete	100%			2042		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

**Under 600 Volts**

**Switchgear / Switchboard**

Molded Case Bkrs	100%			2039		**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch In The Switchboard And No Available Nameplate Rating Capacity.</i>									

**Raceway**

Conduit	70%			2039		**	1		
Conduit	30%			2049		**	1		

**Panelboards**

Fused Disc Sw	5%			2037		**	5		
Molded Case Bkrs	10%			2037		**	5		
Molded Case Bkrs	85%			2045		**	5	\$400	

**Wiring**

Thermoplastic	30%			2049		**	1		
Thermoplastic	70%			2039		**	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.*

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

**Asset # : 13262**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	40%			2027	\$14,700	5		
	Locally Mounted	30%			2042	* *	5		
	Locally Mounted	30%			2034	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2034	* *	10	\$4,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Hallways, Basement And 2nd Floor							
	Fluorescent	20%			2034	* *	10	\$2,900	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement And 1st, 2nd Floor							
	Fluorescent	50%			2034	* *	10	\$7,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement And Reading Areas							
Egress Lighting									
	Emergency, Battery	15%			2029	\$3,900	10	\$600	
	Emergency, Battery	35%			2034	* *	10	\$1,300	
	Exit, LED	30%			2057	* *	1		
	Exit, Service	10%			2029	\$300	1		
	Exit, Service	10%			2034	* *	1		
Exterior Lighting									
	HID	20%			2029	\$14,500	10		
	No Component	80%							
Lightning Protection									
	Arresters/Cabling								
	Generic	100%			2032	\$41,300	5	\$500	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways And Outside							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2034	* *	1-3	\$9,800	
		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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 13262**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$7,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Gas Fired How Water Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$800	
Terminal Devices								
Air Handler	60%			2034	**	1	\$5,900	
Convactor/Radiator	20%			2034	**	1	\$1,000	
Convactor/Radiator	20%			2042	**	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	90%			2030	\$607,100	2	\$900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units. Basement Mechanical Room And Fan Room								
Window/Wall Unit	10%			2027	\$3,800	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	**	2	\$11,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,800	
Exhaust Fans								
Interior	90%			2034	**	2	\$400	
Roof	10%			2029	\$3,000	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2027	\$11,000	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

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

**Asset # : 13262**

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : Basement Through Mezzanine*

*Explanation : 1 Unit*

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical	\$84,200	
Mechanical		\$155,200
<b>Total</b>	<b>\$84,200</b>	<b>\$155,200</b>
Importance Code B	\$84,200	\$155,200
<b>Total</b>	<b>\$84,200</b>	<b>\$155,200</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$6,800	\$19,600		
Interior Architecture	\$200	\$400	\$1,200	
Electrical	\$600	\$8,700	\$700	\$500
Mechanical	\$2,500	\$1,500	\$3,300	\$1,500
Site Enclosure	\$2,600			
Site Pavements	\$4,000			
<b>Total</b>	<b>\$16,700</b>	<b>\$30,300</b>	<b>\$5,100</b>	<b>\$2,100</b>
Importance Code A	\$7,200	\$20,100	\$400	\$400
Importance Code B	\$6,900	\$10,200	\$4,700	\$1,700
Importance Code C	\$2,600			
<b>Total</b>	<b>\$16,700</b>	<b>\$30,300</b>	<b>\$5,100</b>	<b>\$2,100</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	40%	Now	\$6,800	LIFE	**	5	\$26,900	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%									
Location : Underside Of Overhang At Front Entrance And Along Dwight Street Facade									
Spalling, Extent : Moderate, Area Affected : 5%									
Location : Corner At Dwight and Wolcott Streets And Along Dwight Street Facade									
	Glass Block	5%			LIFE	**	5	\$400	
	Masonry: Brick	55%			LIFE	**	5	\$7,400	
Parapets									
	Stucco Cement	100%			2042	**	5	\$10,200	
Roof									
	Modified Bitumen	100%			2034	**	10	\$19,600	
Patching Evident, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Ponding, Extent : Light, Area Affected : 5%									
Location : Throughout									
Vegetation Growth, Extent : Light, Area Affected : 2%									
Location : Throughout									
Soffits									
	Pre-Cast Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	**	5	\$1,800	
	Ceramic Tile	4%			2038	**	5	\$400	
	Vinyl Tile	88%			2034	**	3	\$3,500	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Concrete Masonry Unit	85%			LIFE	**	5	\$4,900	
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	8%			2034	**	5	\$800	
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Multipurpose Meeting Room And Staff Lounge									
	Exposed Struc: Concrete	92%			LIFE	**	5	\$1,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Precast Concrete T Sections									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	2-4	\$2,600	2049	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$4,000	2042	**			
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

## Site Pavements

## On-Site Walkways

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

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

Location : Throughout

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

## Under 600 Volts

## Service Equipment

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 350 Amperes

## Switchgear / Switchboard

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

Location : Electrical Room

Explanation : One Vertical Section

## Raceway

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

Molded Case Bkrs	80%		2028	\$13,400	5	\$200
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Molded Case Bkrs	20%		2045	**	5
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## Wiring

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

Locally Mounted	100%		2027	\$16,900	5	\$100
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## Ground

## Grounding Devices

Not Accessible	100%
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## Lighting

## Interior Lighting

Fluorescent	98%		2024	\$82,500	10	\$6,700
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	2%		2024	\$1,700	10	\$100
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Mechanical Room

## Egress Lighting

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

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

## Lighting

## Exterior Lighting

LED

20%

2034

\* \*

No Component

80%

## Alarm

## Security System

No Component

70%

Generic

30%

2037

\* \*

1

\$800

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

## Fire/Smoke Detection

Generic, Digital

100%

2037

\* \*

1-3

\$4,600

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

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

## Heating

## Energy Source

Natural Gas

100%

2049

\* \*

1

## Conversion Equipment

Furnace

60%

2034

\* \*

1

\$2,200

Hot Water Boiler

40%

2042

\* \*

1

\$1,500

## Distribution

Hot Wtr Piping/Pump

100%

2045

\* \*

4

\$400

## Terminal Devices

Convactor/Radiator

95%

2042

\* \*

1

\$2,300

Fan Coil Unit/Heat

5%

2034

\* \*

1

\$100

## Air Conditioning

## Energy Source

Electricity

100%

2045

\* \*

1

## Conversion Equipment

Reciprocating

100%

2029

\$66,900

1

\$3,500

Compr/Chiller

## Terminal Devices

Air Handler/Cool/Ht

100%

2029

\$88,400

1

\$4,600

## Heat Rejection

Dry Cooler

100%

2029

\$42,800

2

\$5,200

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,200

## Exhaust Fans

Roof

100%

2034

\* \*

2

\$200

## Plumbing

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Plumbing								
	H/C Water Piping Galvanized Steel	100%		2042	* *	1		
	Water Heater Gas Fired	100%		2027	\$4,800	2	\$100	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%		2034	* *	4	\$200	
	Fixtures Generic	100%						

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026		FY 2027 - 2032	
Exterior Architecture	\$278,700			
Interior Architecture	\$74,300			
Electrical	\$5,100		\$96,000	
Mechanical	\$334,200			
<b>Total</b>	<b>\$692,300</b>		<b>\$96,000</b>	
Importance Code A	\$278,700			
Importance Code B	\$413,600		\$96,000	
<b>Total</b>	<b>\$692,300</b>		<b>\$96,000</b>	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$9,600	\$700		
Interior Architecture	\$300	\$900		\$100
Electrical	\$5,000	\$78,400	\$400	\$300
Mechanical	\$46,900	\$60,700	\$1,600	\$2,100
<b>Total</b>	<b>\$61,700</b>	<b>\$140,700</b>	<b>\$2,000</b>	<b>\$2,500</b>
Importance Code A	\$10,000	\$2,800	\$400	\$400
Importance Code B	\$51,700	\$137,900	\$1,600	\$2,000
Importance Code C				
<b>Total</b>	<b>\$61,700</b>	<b>\$140,700</b>	<b>\$2,000</b>	<b>\$2,500</b>



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

**BROOKLYN PUBLIC LIBRARY - 038**  
**RUGBY BRANCH LIBRARY**  
**Asset # : 13264**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Masonry: Brick	97%			LIFE	* *	5	\$13,600	
	Pre-Cast Concrete	3%			LIFE	* *	5	\$1,400	
Windows									
	Aluminum	75%			2032	\$28,700	5	\$600	
	Aluminum	25%	Now	\$9,600	2049	* *	5	\$100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : South And West Facades									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : South And West Facades									
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$3,200	
	Metal Panel	10%			2044	* *	5	\$1,400	
Roof									
	Modified Bitumen	100%	0-2	\$278,700	2034	* *			
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 15%									
Location : West Side									
Seams Open/Split, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Interior									
Floors									
	Ceramic Tile	5%			2033	* *	5	\$400	
	Vinyl Tile	90%			2024	\$70,400	3	\$2,800	
	Vinyl Tile	5%			2023	\$3,900	3	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
Explanation : 9x9 Tiles									
Interior Walls									
	Ceramic Tile	3%			2033	* *	5	\$100	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$100	
	Plaster	87%			LIFE	* *	5	\$500	
Ceilings									
	AcousTileSusp.Lay-In	90%			2037	* *	5	\$7,400	
	Gypsum Board	10%			LIFE	* *	5	\$1,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2024	\$1,700	5			
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 200 Amperes									

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**RUGBY BRANCH LIBRARY**  
**Asset # : 13264**

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
	Conduit	90%		2024	\$31,600	1		
	Conduit	10%		2044	* *	1		
Panelboards								
	Molded Case Bkrs	75%		2040	* *	5	\$200	
	Molded Case Bkrs	25%		2023	\$4,200	5	\$100	
Wiring								
	Thermoplastic	75%		2044	* *	1		
	Thermoplastic	25%		2024	\$7,800	1		
Motor Controllers								
	Locally Mounted	100%		2029	\$16,900	5	\$100	
Ground								
Grounding Devices								
	Generic	100%		LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
	Fluorescent	90%		2029	\$91,000	10	\$7,400	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	5%		2023	\$5,100	10	\$400	
	T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Book Shelves Area							
	Fluorescent	5%		2029	\$5,100	10	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Front Entrance Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting								
	Emergency, Battery	50%		2029	\$6,800	10	\$1,100	
	Exit, Service	50%		2029	\$700	1		
Exterior Lighting								
	Fluorescent	25%		2024	\$8,100	10	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Front Explanation : Compact Fluorescent Light Fixtures							
	HID	75%		2024	\$28,600	10		
Alarm								
Security System								
	Generic	100%		2032	\$30,500	1	\$3,400	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras							

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**RUGBY BRANCH LIBRARY**  
**Asset # : 13264**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
	Energy Source							
	Natural Gas	100%		2044	* *	1		
	Conversion Equipment							
	Hot Water Boiler	100%		2037	* *	1	\$4,500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement Boiler Room</i>							
	<i>Explanation : 1 Unit</i>							
	Distribution							
	Hot Wtr Piping/Pump	100%		2032	\$14,700	4	\$700	
	Terminal Devices							
	Air Handler	20%		2024	\$26,600	1	\$1,100	
	Convactor/Radiator	80%		2037	* *	1	\$2,300	
<b>Air Conditioning</b>								
	Energy Source							
	Electricity	100%		2040	* *	1		
	Conversion Equipment							
	Interior Pkg Unit - Cooling	80%		2023	\$282,800	2	\$400	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>							
	<i>Location : 1st Floor Equipment Room</i>							
	Int Pkg Unit - Heating/Cooling	20%		2023	\$40,200	2	\$100	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 1st Floor Equipment Room</i>							
	Heat Rejection							
	Dry Cooler	100%		2024	\$51,400	2	\$6,300	
<b>Ventilation</b>								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,000	
	Exhaust Fans							
	Interior	90%		2024	\$30,300	2	\$300	
	Roof	10%		2024	\$1,600	2		
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%		2034	* *	1		
	Water Heater							
	Gas Fired	100%		2023	\$5,800	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : RYDER BRANCH LIBRARY  
**Address** : 5902 23RD AVE. @59 STREET  
**Borough** : BROOKLYN **Agency's Number** : 80  
**Program / Asset #** : BPL0R80.000 / 13265 **Yr Built/Renovated** : 1970 / 1998  
**Area Sq Ft** : 10,690 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 21-May-2021 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 6548 **Lot** : 37 **BIN** : 3172049

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$234,900
Interior Architecture	\$76,300	
Mechanical	\$167,800	\$149,500
<b>Total</b>	<b>\$244,100</b>	<b>\$384,400</b>
Importance Code A		\$234,900
Importance Code B	\$244,100	\$149,500
<b>Total</b>	<b>\$244,100</b>	<b>\$384,400</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$83,500			
Interior Architecture	\$10,100		\$1,900	\$800
Electrical	\$16,600	\$900	\$1,100	\$1,000
Mechanical	\$8,000	\$200	\$3,200	\$200
<b>Total</b>	<b>\$118,200</b>	<b>\$1,100</b>	<b>\$6,200</b>	<b>\$2,000</b>
Importance Code A	\$84,500		\$1,000	
Importance Code B	\$28,000	\$1,100	\$5,200	\$2,000
Importance Code C	\$5,700			
<b>Total</b>	<b>\$118,200</b>	<b>\$1,100</b>	<b>\$6,200</b>	<b>\$2,000</b>



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

## BROOKLYN PUBLIC LIBRARY - 038

## RYDER BRANCH LIBRARY

Asset # : 13265

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	8%			LIFE	**	5	\$6,700	
	Masonry: Brick	90%			LIFE	**	5	\$15,100	
	Metal Panel	2%			2042	**	5-10	\$1,200	
Windows									
	Aluminum	95%	Now	\$25,700	2040	**	5	\$1,400	
	Air Infiltration, Extent : Moderate, Area Affected : 25%								
	Location : Staff Kitchen								
	Unit Inoperable, Extent : Moderate, Area Affected : 75%								
	Location : Windows With Security Bar								
	Weather Strip Missing, Extent : Moderate, Area Affected : 25%								
	Location : Staff Kitchen								
	Metal Louvers	5%			2041	**	10	\$900	
Roof									
	Modified Bitumen	100%	Now	\$47,000	2032	\$234,900			
	Debris Present, Extent : Moderate, Area Affected : 25%								
	Location : Roof								
	Patching Evident, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Ponding, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Rear Exit								
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	7%			LIFE	**	5	\$2,500	
	Ceramic Tile	3%	Now	\$300	2041	**	5	\$100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Staff Toilets								
	Quarry Tile	5%			2045	**	5	\$600	
	Vinyl Tile	10%			2037	**	3	\$300	
	Vinyl Tile 9" X 9"	75%	Now	\$76,300	2042	**	3	\$2,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Throuhgout								
	Patching Evident, Extent : Moderate, Area Affected : 15%								
	Location : Throughout, Patch With 12x12 Vinyl Tile								
	Uneven Substrate, Extent : Moderate, Area Affected : 10%								
	Location : Corridor To Rear Administration Section								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	3%	Now	\$100	2041	* *	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Staff Bathroom								
Concrete Masonry Unit	40%			LIFE	* *	5	\$2,400	
Gypsum Board	52%			LIFE	* *	5-10	\$6,600	
Masonry: Brick	5%			LIFE	* *	10	\$100	
Ceilings								
AcousTile,Adhered	35%			2045	* *	5	\$2,900	
AcousTileSusp.Lay-In	50%	Now	\$1,900	2045	* *	5	\$2,100	
Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
Location : Rear Exit								
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Rear Exit								
Exposed Struc: Steel	5%			LIFE	* *	10	\$800	
Gypsum Board	10%	0-2	\$200	LIFE	* *	5	\$1,000	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Main Public Space								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2049	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2045	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2032	\$1,700	5	\$300	
Other Observation, Extent : N/A, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 350 Amperes.									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2032	\$36,200	5	\$300	
Raceway									
Conduit		90%			2032	\$31,600	1		
Conduit		10%			2052	* *	1		

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

## BROOKLYN PUBLIC LIBRARY - 038

## RYDER BRANCH LIBRARY

Asset # : 13265

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2031	\$800	5		
Molded Case Bkrs	75%			2031	\$12,600	5	\$200	
Molded Case Bkrs	20%			2048	**	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$15,600	2057	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2052	**	1		
Thermoplastic	30%			2032	\$9,300	1		
Motor Controllers								
Locally Mounted	100%			2030	\$33,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
LED	100%			2040	**			
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,300	
Exit, LED	30%			2060	**	1		
Exit, Service	20%			2037	**	1		
Exterior Lighting								
LED	20%			2040	**			
No Component	80%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2037	**	1	\$2,800	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Reading Areas, Outside Perimeter								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$6,600	
Other Observation, Extent : N/A, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns								

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

## BROOKLYN PUBLIC LIBRARY - 038

## RYDER BRANCH LIBRARY

Asset # : 13265

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2042	**	1		
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : Throughout								
	Explanation : Gas Supply Has Been Shut Off For More Than A Year Due To Gas Leaks.								
	Electricity Is Substitute Of Heating Source								
	Conversion Equipment								
	Radiant Heater	100%			2037	**	2	\$5,000	
	Other Observation, Extent : N/A, Area Affected : 100%								
	Location : 1st Floor Equipment Room And Roof								
	Explanation : Boiler And Furnaces Are Remain In Place, They Are Out Of Service Without Gas Supply.								
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	30%	0-2	\$2,100	2027	\$42,200	2	\$200	
	Not in Service, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : One Unit, Roof								
	Split Unit	70%	2-4	\$167,800	2042	**			
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 3 Units, 1st Floor Equipment Room								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor Equipment Room								
	Explanation : 3 Inefficient Units								
	Terminal Devices								
	Fan Coil - 2 Pipe	70%			2027	\$149,500	1	\$2,400	
	No Component	30%							
	Heat Rejection								
	Air Cooled Condenser Unit	70%			2027	\$15,800	2	\$5,200	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,400	
	Exhaust Fans								
	Interior	50%			2027	\$20,000	2	\$200	
	Roof	25%			2027	\$4,700	2	\$100	
	Roof	25%			2037	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2042	**	1		
	Water Heater								
	Electric	100%			2031	\$9,900	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.

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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 : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Interior Architecture	\$100,700	
Mechanical		\$345,100
<b>Total</b>	<b>\$100,700</b>	<b>\$345,100</b>
Importance Code B	\$100,700	\$345,100
<b>Total</b>	<b>\$100,700</b>	<b>\$345,100</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$41,300			
Interior Architecture	\$23,400	\$600		\$1,300
Electrical	\$300	\$11,600	\$500	\$300
Mechanical	\$14,500	\$1,500	\$4,200	\$1,500
Site Enclosure	\$3,400			
Site Pavements	\$3,600			
<b>Total</b>	<b>\$86,500</b>	<b>\$13,700</b>	<b>\$4,700</b>	<b>\$3,100</b>
Importance Code A	\$41,800	\$600	\$500	\$500
Importance Code B	\$15,800	\$13,200	\$4,100	\$2,600
Importance Code C	\$28,900			
<b>Total</b>	<b>\$86,500</b>	<b>\$13,700</b>	<b>\$4,700</b>	<b>\$3,100</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$40,000	LIFE	**	5	\$11,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Masonry: Limestone	20%			LIFE	**	5	\$2,400	
	Metal Panel	5%	Now	\$1,300	2039	**	5	\$1,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : Metal Panel Covers At South And East Facades									
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : Metal Panel Covers At South And East Facades									
Windows									
	Glass Block	5%			LIFE	**	5	\$100	
	Metal Louvers	2%			2038	**	10	\$500	
	Wood	93%			2037	**	5	\$34,000	
Parapets									
	Masonry: Limestone	100%			LIFE	**	5	\$3,300	
Roof									
	Slate	100%			LIFE	**			
Soffits									
	Cast Stone/Terra Cotta	100%			LIFE	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,700	
	Ceramic Tile	5%			2038	**	5	\$600	
Worn/Eroded, Extent : Light, Area Affected : 5%									
Location : Toilets Throughout									
	Vinyl Tile	85%	Now	\$100,700	2039	**	3	\$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : At Main Entrance									
Worn/Eroded, Extent : Moderate, Area Affected : 35%									
Location : First Floor									
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$1,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$400	
	Masonry: Brick	20%	Now	\$9,200	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Area Way									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Area Way									
	Plaster	70%	Now	\$13,300	LIFE	**	5	\$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Throughout									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%			2034	* *	5	\$1,200	
	Plaster	85%			LIFE	* *	5	\$6,600	
	Wood	5%			LIFE	* *	5	\$5,400	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	0-2	\$3,400	2049	* *			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Free Standing Walls								
	Masonry: Brick	100%			2039	* *			
	Retaining Walls								
	Cast in Place Concrete	100%			2049	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	Now	\$1,200	2034	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Throughout								
	Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
	Location : At Trees								
	On-Site Walkways								
	Cast in Place Concrete	50%	Now	\$1,400	2034	* *			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Masonry: Granite	10%	4+	\$900	LIFE	* *			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
	Location : Entry Stair								
	Pavers/Stone	40%			2032	\$24,100			
Parking/Driveway									
	Asphalt	100%			2032				

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%			2049	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2049	* *	5	\$300	
Raceway									
	Conduit	100%			2049	* *	1		

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

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2034	**	1	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$500	
	Terminal Devices								
	Air Handler	40%			2029	\$63,200	1	\$2,600	
	Convactor/Radiator	60%			2034	**	1	\$2,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Reciprocating	100%			2029	\$95,300	1	\$5,000	
	Compr/Chiller								
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units. 2nd Floor New Extension							
	Terminal Devices								
	Air Handler/Dir	100%	0-2	\$6,300	2029	\$125,600	1		
	Expansion								
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Bottom Of The Unit, Basement							
	Heat Rejection								
	Dry Cooler	100%			2029	\$61,100	2	\$7,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$5,200	LIFE	**	2-5	\$6,000	
		Unbalanced System, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations							
	Exhaust Fans								
	Interior	100%			2029	\$39,900	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$6,800	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : Basement To 1st Floor*

*Explanation : One Hydraulic Chair Lift*

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

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

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : SPRING CREEK BRANCH LIBRARY  
**Address** : 12143 FLATLANDS AVE. @NEW JERSEY AVENUE  
**Borough** : BROOKLYN **Agency's Number** : 85  
**Program / Asset #** : BPL0S85.000 / 13267 **Yr Built/Renovated** : 1976 / 2012  
**Area Sq Ft** : 7,500 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 05-Mar-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4413 **Lot** : 25 **BIN** : 3098071

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$56,500	
Interior Architecture		\$93,800
<b>Total</b>	<b>\$56,500</b>	<b>\$93,800</b>
Importance Code A	\$56,500	
Importance Code B		\$93,800
<b>Total</b>	<b>\$56,500</b>	<b>\$93,800</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$21,900		\$8,000	
Interior Architecture	\$36,500			\$1,200
Electrical	\$100	\$100	\$1,200	\$200
Mechanical	\$900	\$1,900	\$8,400	\$2,100
Site Pavements	\$7,800			
<b>Total</b>	<b>\$67,100</b>	<b>\$2,000</b>	<b>\$17,600</b>	<b>\$3,500</b>
Importance Code A	\$22,300	\$400	\$8,500	\$400
Importance Code B	\$44,900	\$1,600	\$9,200	\$3,100
Importance Code C				
<b>Total</b>	<b>\$67,100</b>	<b>\$2,000</b>	<b>\$17,600</b>	<b>\$3,500</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	2-4	\$21,900	LIFE	**	5	\$12,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Panel	10%			2040	**	5-10	\$11,100	
	Metal: Cage/Fence	5%			2035	**	5	\$3,500	
	Window Wall	5%			2040	**	5	\$3,000	
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$900	
	Metal Panel	50%			2050	**	5	\$3,400	
Roof									
	Modified Bitumen	90%	0-2	\$56,500	2035	**			
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Skylight, Metal/Glass	10%			2050	**	10	\$6,900	
Soffits									
	Stucco Cement	100%			2035	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%	0-2	\$600	LIFE	**	5	\$1,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
	Ceramic Tile	5%	4+	\$2,400	2033	**	5	\$300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Toilets Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Toilets Throughout							
	Vinyl Tile	90%	4+	\$28,100	2030	\$93,800	3	\$3,700	
		Loose/Delam Surface, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Concrete Masonry Unit	90%			LIFE	**	5	\$4,100	
	Masonry: Brick	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	95%			2043	**	5	\$10,600	
	Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2065	**			
Site Pavements									

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

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

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete 100% 2-4 \$7,800 2043 \* \*

*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Along Flatlands Avenue*

## On-Site Walkways

Cast in Place Concrete 25% 2043 \* \*

Pavers/Stone 75% 2039 \* \*

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs 100% 2050 \* \* 5 \$200

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

*Location : Electrical Room*

*Explanation : One 400 Ampere Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs 100% 2050 \* \* 5 \$200

## Raceway

Conduit 100% 2050 \* \* 1

## Panelboards

Fused Disc Sw 10% 2046 \* \* 5

Molded Case Bkrs 90% 2046 \* \* 5 \$200

## Wiring

Thermoplastic 100% 2050 \* \* 1

## Motor Controllers

Locally Mounted 50% 2043 \* \* 5

Variable Frequency 50% 2043 \* \*

## Drive

## Ground

## Grounding Devices

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

## Lighting

## Interior Lighting

LED 100% 2035 \* \*

## Egress Lighting

Emergency, Battery 50% 2035 \* \* 10 \$900

Exit, Service 50% 2035 \* \* 1

## Exterior Lighting

HID 50% 2035 \* \* 10

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

*Location : Outside Perimeter*

*Explanation : Controlled Via Photocell*

No Component 50%

## Alarm

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

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

## Alarm

## Security System

No Component

70%

Generic

30%

2035

\* \*

1

\$800

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

## Heating

## Energy Source

Natural Gas

100%

2050

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2035

\* \*

1

\$3,700

## Distribution

Hot Wtr Piping/Pump

100%

2038

\* \*

4

\$400

## Terminal Devices

Convactor/Radiator

5%

2035

\* \*

1

\$100

No Component

95%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Mechanical Room**Explanation : Air Handler Is Covered Under Air Conditioning System*

## Air Conditioning

## Energy Source

Electricity

100%

2046

\* \*

1

## Terminal Devices

Air Handler/Cool/Ht

100%

2038

\* \*

1

\$4,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : New Equipment*

## Heat Rejection

Air Cooled Condenser Unit

100%

2038

\* \*

2

\$5,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : New Equipment*

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,200

## Exhaust Fans

Interior

10%

2030

\$2,800

2

Roof

90%

2035

\* \*

2

\$200

## Plumbing

## H/C Water Piping

Brass/Copper

20%

2050

\* \*

1

Galvanized Steel

80%

2043

\* \*

1

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Electric	100%			2025	\$6,900	4		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Mechanical Room							
		Explanation : 40 Gallon Unit							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Interior Architecture	\$92,100	
Electrical	\$3,200	
<b>Total</b>	<b>\$95,300</b>	
Importance Code B	\$95,300	
<b>Total</b>	<b>\$95,300</b>	

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$42,900		\$3,300	
Interior Architecture	\$51,600		\$1,600	\$2,000
Electrical	\$11,800	\$16,000	\$1,300	\$1,000
Mechanical	\$6,800	\$3,400	\$3,500	\$3,400
Site Enclosure	\$7,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$124,900</b>	<b>\$23,400</b>	<b>\$13,600</b>	<b>\$10,400</b>
Importance Code A	\$43,600	\$800	\$4,000	\$700
Importance Code B	\$63,400	\$22,600	\$9,700	\$9,700
Importance Code C	\$17,900			
<b>Total</b>	<b>\$124,900</b>	<b>\$23,400</b>	<b>\$13,600</b>	<b>\$10,400</b>



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	85%			LIFE	**	5	\$25,000		
Masonry: Limestone	15%			LIFE	**	5	\$3,300		
Windows									
Aluminum	100%			2045	**	5	\$6,500		
Parapets									
Masonry: Brick	85%			LIFE	**	5	\$3,500		
Masonry: Limestone	15%			LIFE	**	5	\$800		
Roof									
Modified Bitumen	100%	Now	\$42,900	2034	**				
Blisters, Extent : Moderate, Area Affected : 15%									
Location : Over Second Floor									
Seams Open/Split, Extent : Moderate, Area Affected : 15%									
Location : Over Second Floor									
Soffits									
Masonry: Limestone	100%			LIFE	**	5			
Interior									
Floors									
Carpet	20%			2028	\$46,900	3	\$4,900		
Carpet	10%	Now	\$23,400	2031	\$23,400	3	\$2,500		
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Multipurpose Room									
Cast in Place Concrete	3%			LIFE	**	5	\$1,100		
Ceramic Tile	5%			2042	**	5	\$800		
Vinyl Tile	59%	Now	\$92,100	2039	**	3	\$3,600		
Adhesion Failure, Extent : Light, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Light, Area Affected : 30%									
Location : Throughout									
Wood	3%	Now	\$18,200	2069	**	5	\$500		
Dry Rot/Decay, Extent : Severe, Area Affected : 50%									
Location : Mechanical Room On Second Floor									
Poor Subfloor Evident, Extent : Severe, Area Affected : 50%									
Location : Mechanical Room On Second Floor									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Mechanical Room On Second Floor									
Interior Walls									
Ceramic Tile	5%			2042	**	5	\$1,100		
Gypsum Board	20%			LIFE	**	5	\$2,700		
Plaster	50%	4+	\$10,100	LIFE	**	5	\$3,400		
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Near Window									
Wood	25%			LIFE	**	5	\$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.

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Gypsum Board	15%			LIFE	**	5	\$3,100	
Plaster	80%			LIFE	**	5	\$8,200	
Plaster	5%			LIFE	**	5	\$500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$7,800	2064	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Dumont Avenue								
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Various								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Mother Gaston Boulevard								
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2034	**			
Pavers/Stone	10%			2032				

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$800	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Molded Case Bkrs	50%			2029	\$800	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Rated At 400 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$36,200	5	\$400	
Raceway								
Conduit	80%			2029	\$28,100	1		
Conduit	20%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5		
Molded Case Bkrs	70%			2028	\$11,700	5	\$300	
Molded Case Bkrs	20%			2045	**	5	\$100	
Wiring								
Thermoplastic	20%			2049	**	1		
Thermoplastic	80%			2029	\$24,900	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2042	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,700	LIFE	**	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Metal Water Pipe							
		Explanation : Corroded							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2034	**	10	\$700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mezzanine							
	Fluorescent	90%			2034	**	10	\$11,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	2%			2024	\$3,200	10	\$300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	Fluorescent	3%			2034	**	10	\$400	
		T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Egress Lighting								
	Emergency, Battery	50%			2034	**	10	\$1,700	
	Exit, LED	50%			2057	**	1		
	Exterior Lighting								
	HID	25%			2029	\$15,100	10		
	No Component	75%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	**	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	**	1-3	\$8,800	
		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			
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.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	**	1	\$7,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	**	4	\$700	
	Terminal Devices								
	Air Handler	60%			2034	**	1	\$5,300	
	Convactor/Radiator	40%			2042	**	1	\$1,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Reciprocating	75%			2034	**	1	\$5,000	
	Compr/Chiller								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Second Floor Mechanical Room							
		Explanation : Refrigerant 410a							
	Exterior Pkg Unit - Cooling	25%			2034	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Refrigerant 410a							
	Terminal Devices								
	Air Handler/Dir	75%			2037	**	1		
	Expansion								
	No Component	25%							
	Heat Rejection								
	Air Cooled Condenser	75%			2034	**	2	\$7,400	
	Unit								
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,900	
	Exhaust Fans								
	Interior	100%	Now	\$2,700	2037	**	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Electrical Room							
		Explanation : No Vent For Gas Meter							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$9,100	2	\$200	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,200	LIFE	* *	1		
				Other Observation, Extent : Severe, Area Affected : 3%					
				Location : Basement Male Restroom					
				Explanation : Water Backs Up From Sewage Drain					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement, 1, Mezzanine, 2 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 : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : ULMER PARK BRANCH LIBRARY  
**Address** : 2602 BATH AVE. @26TH AVENUE  
**Borough** : BROOKLYN **Agency's Number** : 71  
**Program / Asset #** : BPL0U71.000 / 13270 **Yr Built/Renovated** : 1963 / 2007  
**Area Sq Ft** : 8,133 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 17-Jul-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 6897 **Lot** : 35 **BIN** : 3186777

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$3,300			
Interior Architecture	\$14,100			\$1,300
Electrical	\$5,800	\$400	\$1,700	\$500
Mechanical	\$900	\$500	\$8,700	\$500
Site Pavements	\$21,000			
<b>Total</b>	<b>\$45,200</b>	<b>\$800</b>	<b>\$10,400</b>	<b>\$2,200</b>
Importance Code A	\$9,100	\$400	\$400	\$400
Importance Code B	\$15,100	\$400	\$10,000	\$1,800
Importance Code C	\$21,000			
<b>Total</b>	<b>\$45,200</b>	<b>\$800</b>	<b>\$10,400</b>	<b>\$2,200</b>



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

*Estimates are rounded to the nearest hundred dollars.*

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**ULMER PARK BRANCH LIBRARY**  
**Asset # : 13270**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	5%			LIFE	**	5	\$300	
	Masonry: Brick	70%			LIFE	**	5	\$7,500	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Stucco Cement	25%			2043	**	5	\$6,700	
		Recent Repair Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Windows									
	Aluminum	100%			2052	**	5	\$600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$1,000	
	Pre-Cast Concrete	5%			LIFE	**	5	\$300	
Roof									
	Traffic Topping	100%			2038	**	10	\$38,000	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Metal Panel	100%			2056	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	7%	Now	\$12,400	LIFE	**	5	\$1,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Boiler Room Stairs							
		Water Penetration, Extent : Severe, Area Affected : 50%							
		Location : Basement							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Concrete Pavers Appear To Have Been Installed Over Soil.							
	Ceramic Tile	5%			2043	**	5	\$600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Bathrooms							
	Vinyl Tile	88%			2038	**	3	\$5,400	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Concrete Masonry Unit	60%			LIFE	**	5	\$1,400	
	Gypsum Board	35%			LIFE	**	5	\$1,200	
Ceilings									
	AcousTileSusp.Lay-In	95%			2047	**	5	\$11,600	
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
	Plaster	5%			LIFE	**	5	\$400	

Site Enclosure

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**ULMER PARK BRANCH LIBRARY**  
**Asset # : 13270**

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

## Site Enclosure

## Fence/Gates

Iron Picket

100%

2065

\* \*

## Site Pavements

## Public Sidewalk

Cast in Place Concrete

100%

2043

\* \*

## On-Site Walkways

Cast in Place Concrete

100%

2043

\* \*

## Parking/Driveway

Cast in Place Concrete

100%

Now

\$21,000

2050

\* \*

*Sinking/Subsiding, Extent : Severe, Area Affected : 100%**Location : Throughout*

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw

100%

4+

\$5,300

2060

\* \*

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 200 Ampere Main Disconnect Switch Shows Some Rust And The Current Transformer Cabinet Is Deteriorated And Rusted.*

## Raceway

Conduit

90%

2040

\* \*

1

Conduit

10%

2056

\* \*

1

## Panelboards

Fused Disc Sw

5%

2038

\* \*

5

Molded Case Bkrs

30%

2052

\* \*

5

\$100

Molded Case Bkrs

65%

2038

\* \*

5

\$100

## Wiring

Thermoplastic

70%

2040

\* \*

1

Thermoplastic

30%

2056

\* \*

1

## Motor Controllers

Locally Mounted

100%

2035

\* \*

5

\$100

## Ground

## Grounding Devices

Not Accessible

100%

## Lighting

## Interior Lighting

Fluorescent

5%

2035

\* \*

10

\$400

LED

95%

2038

\* \*

## Egress Lighting

Emergency, Battery

50%

2035

\* \*

10

\$1,000

Exit, Service

50%

2035

\* \*

1

## Exterior Lighting

LED

100%

2038

\* \*

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Estimates are rounded to the nearest hundred dollars.

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**ULMER PARK BRANCH LIBRARY**  
**Asset # : 13270**

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

## Alarm

## Security System

No Component

70%

Generic

30%

2038

\* \*

1

\$900

## Fire/Smoke Detection

No Component

40%

Generic, Digital

60%

2038

\* \*

1-3

\$3,100

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

## Heating

## Energy Source

Electricity

10%

2040

\* \*

1

Natural Gas

90%

2040

\* \*

1

## Conversion Equipment

Furnace

100%

2035

\* \*

1

\$4,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Two Gas Fired Packaged Rooftop Unit. See Air Conditioning Conversion Equipment.*

## Air Conditioning

## Energy Source

Electricity

100%

2038

\* \*

1

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2035

\* \*

2

\$500

## Ventilation

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,500

## Exhaust Fans

Roof

100%

2030

\$14,200

2

\$300

## Plumbing

## H/C Water Piping

Brass/Copper

100%

2040

\* \*

1

## Water Heater

Electric

100%

2025

\$7,500

4

## Sanitary Piping

Cast Iron

100%

LIFE

\* \*

1

## Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

## Sump Pump(s)

Submersible

100%

2023

\$300

4

\$300

## Fixtures

Generic

100%

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

*Estimates are rounded to the nearest hundred dollars.*

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : WALT WHITMAN BRANCH LIBRARY  
**Address** : 93 SAINT EDWARDS ST. BETWEEN MYRTLE AND PARK AVES.  
**Borough** : BROOKLYN **Agency's Number** : 62  
**Program / Asset #** : BPL0W62.000 / 13271 **Yr Built/Renovated** : 1908 / 1999  
**Area Sq Ft** : 7,482 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 22-Feb-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 2039 **Lot** : 1 **BIN** : 3058036

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Electrical		\$84,000
Mechanical		\$87,900
<b>Total</b>		<b>\$171,900</b>
Importance Code B		\$171,900
<b>Total</b>		<b>\$171,900</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture				\$1,500
Interior Architecture	\$1,800	\$300		\$900
Electrical	\$400	\$500	\$1,400	\$400
Mechanical	\$600	\$1,700	\$6,000	\$1,800
Site Pavements	\$4,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$11,000</b>	<b>\$6,400</b>	<b>\$11,300</b>	<b>\$8,500</b>
Importance Code A	\$400	\$400	\$400	\$1,900
Importance Code B	\$6,300	\$6,000	\$10,900	\$6,600
Importance Code C	\$4,300			
<b>Total</b>	<b>\$11,000</b>	<b>\$6,400</b>	<b>\$11,300</b>	<b>\$8,500</b>



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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$3,500	
	Masonry: Brick	70%			LIFE	**	5	\$9,800	
		Recent Repair Evident, Extent : N/A, Area Affected : 30%							
		Location : Throughout Elevations							
	Masonry: Limestone	25%			LIFE	**	5	\$2,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Cornice							
Windows									
	Aluminum	100%			2046	**	5	\$3,100	
Roof									
	Slate	100%			LIFE	**			
		Recent Replace Evident, Extent : N/A, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$6,900	
	Ceramic Tile	5%			2039	**	5	\$500	
	Vinyl Tile	65%			2035	**	3	\$3,400	
Interior Walls									
	Gypsum Board	20%			LIFE	**	5	\$1,600	
	Masonry: Brick	5%			LIFE	**			
	Plaster	75%			LIFE	**	5	\$3,000	
Ceilings									
	AcousTileSusp.Lay-In	20%			2043	**	5	\$1,800	
	Exposed Struc: Steel	10%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Book Stacks							
		Explanation : Underside Of Book Stack Floor							
	Gypsum Board	15%			LIFE	**	5	\$1,700	
	Plaster	55%			LIFE	**	5	\$3,100	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2050	**			
Free Standing Walls									
	Masonry: Fieldstone	100%			2040	**			
		Other Observation, Extent : N/A, Area Affected : 100%							
		Location : Front Entry							
		Explanation : This Is Actually Granite							
Retaining Walls									
	Cast in Place Concrete	40%			2050	**			
	Masonry: Brick	60%			2040	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2035	**			

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	50%	Now	\$1,400	2035	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Yard Walkways</i>								

Masonry: Granite	50%			LIFE	* *			
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## Parking/Driveway

Asphalt	100%	Now	\$2,900	2033	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2030	\$1,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switches Rated At 200 Amperes Each</i>								

## Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$36,200	5	\$200	
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## Raceway

Conduit	100%			2030	\$35,200	1		
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## Panelboards

Molded Case Bkrs	25%			2038	* *	5	\$100	
Molded Case Bkrs	75%			2029	\$12,600	5	\$100	

## Wiring

Thermoplastic	100%			2040	* *	1		
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## Motor Controllers

Locally Mounted	100%			2028	\$16,900	5	\$100	
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## Ground

## Grounding Devices

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

## Interior Lighting

Fluorescent	50%			2030	\$42,000	10	\$3,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Fluorescent	5%			2030	\$4,200	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								

Fluorescent	45%			2030	\$37,800	10	\$3,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2035	**	10	\$900	
	Exit, Service	50%			2035	**	1		
	Exterior Lighting								
	HID	50%			2030	\$15,800	10		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Perimeter								
	Explanation : Controlled Via Photocell								
	No Component	50%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2030	\$12,700	1	\$1,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Inside Only								
	Explanation : Surveillance Cameras And Intrusion Alarm System								
	Fire/Smoke Detection								
	No Component	50%							
	Generic, Analog	50%			2030	\$43,500	1-3	\$2,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detectors, Alarm Bells And Manual Pull Station								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2035	**	1	\$3,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$400	
	Terminal Devices								
	Convactor/Radiator	80%			2035	**	1	\$1,900	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	**	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.*

**BROOKLYN PUBLIC LIBRARY - 038**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Air Conditioning</b>								
	Terminal Devices							
	Air Handler/Dir Expansion	100%		2030	\$87,900	1		
			<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Hot Water Heating Coil</i>					
	Heat Rejection							
	Air Cooled Condenser Unit	100%		2030	\$15,800	2	\$5,200	
<b>Ventilation</b>								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,200	
	Exhaust Fans							
	Interior	100%		2030	\$28,000	2	\$200	
<b>Plumbing</b>								
	H/C Water Piping							
	Brass/Copper	100%		2040	* *	1		
	Water Heater							
	Gas Fired	100%		2025	\$4,800	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%		LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : One Unit</i>					

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

Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : WASHINGTON IRVING BRANCH LIBRARY  
**Address** : 360 IRVING AVE. @WOODBINE ST.  
**Borough** : BROOKLYN **Agency's Number** : 61  
**Program / Asset #** : BPL0W61.000 / 13272 **Yr Built/Renovated** : 1923 / 2012  
**Area Sq Ft** : 9,285 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 05-Jun-2019 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,Mez  
**Block** : 3362 **Lot** : 32 **BIN** : 3076852

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$206,800	
Interior Architecture	\$66,000	
Mechanical		\$446,900
<b>Total</b>	<b>\$272,800</b>	<b>\$446,900</b>
Importance Code A	\$206,800	
Importance Code B		\$446,900
Importance Code C	\$66,000	
<b>Total</b>	<b>\$272,800</b>	<b>\$446,900</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$6,400			\$1,800
Interior Architecture	\$42,600	\$700		\$1,100
Electrical	\$26,500	\$300	\$40,900	\$200
Mechanical	\$1,000	\$2,400	\$7,600	\$2,600
Site Enclosure	\$11,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$91,900</b>	<b>\$7,400</b>	<b>\$52,500</b>	<b>\$9,700</b>
Importance Code A	\$6,800	\$500	\$500	\$2,200
Importance Code B	\$73,700	\$6,500	\$52,000	\$7,400
Importance Code C	\$11,300	\$500		
<b>Total</b>	<b>\$91,900</b>	<b>\$7,400</b>	<b>\$52,500</b>	<b>\$9,700</b>



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

Estimates are rounded to the nearest hundred dollars.

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	95%	Now	\$120,100	LIFE	* *	5	\$17,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 50%							
		Location : West Facade							
	Masonry: Limestone	Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
		5%	Now	\$6,400	LIFE	* *	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Front Entrance							
Windows	Aluminum	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : South Facade							
Roof									
Slate	32%	Now	\$86,700	LIFE	* *				
	Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%								
	Location : Over Mezzanine								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Mezzanine, First Floor								
Slate	68%			LIFE	* *				
Interior									
Floors	Cast in Place Concrete	10%			LIFE	* *	5	\$2,200	
		Paint Peeling, Extent : Light, Area Affected : 50%							
		Location : Basement Boiler Room							
	Ceramic Tile	5%			2039	* *	5	\$500	
	Vinyl Tile	85%	0-2	\$4,200	2035	* *	3	\$3,300	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Main Floor And Basement								
Interior Walls									
Interior Walls	Ceramic Tile	5%			2039	* *	5	\$900	
	Masonry: Brick	5%			LIFE	* *			
	Plaster	40%	Now	\$66,000	LIFE	* *	5	\$2,200	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
	Location : South Side Of Main Floor And Basement								
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : South Side Of Main Floor And Basement								
	Water Penetration, Extent : Severe, Area Affected : 50%								
	Location : South Side Of Main Floor And Basement								
Plaster	50%			LIFE	* *	5	\$2,800		

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

Estimates are rounded to the nearest hundred dollars.

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	* *	5	\$200	
Plaster	25%	Now	\$38,400	LIFE	* *	5	\$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Side Of Main Floor And Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Side Of Main Floor And Basement								
Plaster	65%			LIFE	* *	5	\$4,200	
Site Enclosure								
Fence/Gates								
Chain Link	25%	2-4	\$1,700	2040	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout Rear Lot Line								
Iron Picket	75%	Now	\$8,000	2050	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance And Throughout								
Free Standing Walls								
Masonry: Brick	100%	Now	\$1,600	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	0-2	\$200	2050	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Walk								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$1,700	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$36,200	5	\$200	

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	90%			2030	\$31,600	1		
	Conduit	10%			2050	* *	1		
Panelboards									
	Fused Disc Sw	5%			2029	\$800	5		
	Molded Case Bkrs	70%			2029	\$11,700	5	\$200	
	Molded Case Bkrs	25%			2055	* *	5	\$100	
Wiring									
	Braided Cloth	50%	2-4	\$15,600	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 10% Location : Main Floor And Upper Level							
	Thermoplastic	40%			2030	\$12,400	1		
	Thermoplastic	10%			2050	* *	1		
Motor Controllers									
	Locally Mounted	100%			2028	\$16,900	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$10,700	LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Water Main Explanation : Corroded							
Lighting									
	Interior Lighting								
	LED	100%			2040	* *			
	Egress Lighting								
	Emergency, Battery	50%			2035	* *	10	\$1,100	
	Exit, Service	50%			2035	* *	1		
	Exterior Lighting								
	HID	100%			2025	\$39,300	10		
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2038	* *	1	\$2,400	
		Other Observation, Extent : Light, Area Affected : 10% Location : Mechanical Room Explanation : Includes Fire Alarm Devices And CCTV System							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Basement								
	Explanation : Former Oil Tank Still In Place								

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2035	**	1	\$4,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	**	4	\$500	
	Terminal Devices								
	Air Handler	60%			2030	\$82,300	1	\$3,500	
			Other Observation, Extent : Light, Area Affected : 70%						
			Location : Basement						
			Explanation : With Electric Duct Heater At First Floor.						
	Convector/Radiator	30%			2035	**	1	\$900	
	Fan Coil Unit/Heat	10%			2030	\$14,600	1	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Electric Unit Heaters						
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	100%			2028	\$364,700	2	\$600	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : Basement Equipment Room						
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Equipment Room						
			Explanation : 1 Unit Served By 2 Ducted Indoor Condensers.						
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2030	\$19,700	2	\$6,500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 2 Interior Units Associated With 1 Indoor Air Conditioner.						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,200	
	Exhaust Fans								
	Interior	100%			2030	\$34,700	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$5,900	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : 50 Gallon Storage Tank						

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

Estimates are rounded to the nearest hundred dollars.

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 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 : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : WILLIAMSBURGH BRANCH LIBRARY  
**Address** : 240 DIVISION AVE. @ MARCY AVE.  
**Borough** : BROOKLYN **Agency's Number** : 60  
**Program / Asset #** : BPL0007.000 / 4201 **Yr Built/Renovated** : 1905 / 2014  
**Area Sq Ft** : 22,980 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 11-Jan-2018 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,mz  
**Block** : 2189 **Lot** : 1 **BIN** : 3060090

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture	\$317,700	\$90,200
Interior Architecture		\$70,700
Electrical	\$296,100	\$160,400
Mechanical		\$488,900
<b>Total</b>	<b>\$613,800</b>	<b>\$810,200</b>
Importance Code A	\$317,700	\$291,600
Importance Code B	\$296,100	\$447,900
Importance Code C		\$70,700
<b>Total</b>	<b>\$613,800</b>	<b>\$810,200</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$2,500	\$21,900		
Interior Architecture	\$72,800		\$1,700	\$2,800
Electrical	\$600	\$11,400	\$700	\$600
Mechanical	\$2,200	\$8,800	\$11,700	\$1,900
Site Enclosure	\$4,200			
Site Pavements	\$11,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$98,200</b>	<b>\$46,100</b>	<b>\$18,000</b>	<b>\$9,200</b>
Importance Code A	\$3,700	\$23,300	\$1,100	\$1,100
Importance Code B	\$88,500	\$22,700	\$16,900	\$8,000
Importance Code C	\$6,000			
<b>Total</b>	<b>\$98,200</b>	<b>\$46,100</b>	<b>\$18,000</b>	<b>\$9,200</b>



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**WILLIAMSBURGH BRANCH LIBRARY**  
**Asset # : 4201**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	2%			2064	**	10	\$5,100	
	Masonry: Brick	83%			LIFE	**	5	\$90,200	
	Masonry: Limestone	15%			LIFE	**	5	\$12,200	
Windows									
	Wood	100%	Now	\$317,700	2054	**	5	\$46,600	
Air Infiltration, Extent : Severe, Area Affected : 30%									
Location : Throughout - 2nd Floor North Facing Windows									
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 35%									
Location : Throughout									
Parapets									
	Masonry: Brick	30%			LIFE	**	5	\$2,000	
	Masonry: Brick Cavity	60%			LIFE	**	5	\$4,000	
	Masonry: Limestone	10%	Now	\$2,500	LIFE	**	5	\$800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Roof									
	Copper/Terne	25%			2057	**	10	\$14,000	
	Modified Bitumen	75%			2034	**	10	\$16,800	
Interior									
Floors									
	Carpet	10%			2028	\$53,300	3	\$5,200	
	Ceramic Tile	5%			2038	**	5	\$1,700	
	Vinyl Tile	65%	Now	\$4,600	2034	**	3	\$8,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : At And Around Main Deck									
	Wood	20%	0-2	\$27,500	2044	**	5	\$6,400	
Deteriorated Finish, Extent : Light, Area Affected : 10%									
Location : Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$2,900	
	Plaster	65%			LIFE	**	5	\$11,500	
	Wood	30%			LIFE	**	5	\$70,700	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%			2042	* *	5	\$3,400	
	Plaster	70%	Now	\$38,400	LIFE	* *	5	\$15,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms							
		Patching Evident, Extent : Moderate, Area Affected : 20%							
		Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms							
	Plaster	20%			LIFE	* *	5	\$4,300	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	0-2	\$3,500	2049	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$700	2039	* *			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Limestone Masonry							
	Retaining Walls								
	Concrete Masonry Unit	100%			2049	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$11,400	2042	* *			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Sinking/Subsiding, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	On-Site Walkways								
	Cast in Place Concrete	50%			2042	* *			
	Pavers/Stone	50%	2-4	\$300	2042	* *			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Throughout							

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

Under 600 Volts

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2029	\$3,100	5	\$600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : The Service Equipment Consist Of A 1,200 Ampere C. Breaker. It Is In Satisfactory Condition.								
Transformers									
	Dry Type	100%			2034	* *	5	\$100	
Switchgear / Switchboard									
	Fused Disc Sw	30%			2049	* *	5		
	Molded Case Bkrs	70%			2029	\$27,500	5	\$400	
Raceway									
	Conduit	90%			2039	* *	1		
	Conduit	10%			2049	* *	1		
Panelboards									
	Molded Case Bkrs	25%			2028	\$6,800	5	\$200	
	Molded Case Bkrs	50%			2045	* *	5	\$300	
	Molded Case Bkrs	25%			2037	* *	5	\$200	
Wiring									
	Thermoplastic	90%			2039	* *	1		
	Thermoplastic	10%			2049	* *	1		
Motor Controllers									
	Locally Mounted	100%			2027	\$55,000	5	\$200	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	25%			2034	* *	10	\$5,300	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Main Area								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : T-8 Lamps								
	Fluorescent	10%			2024	\$27,900	10	\$2,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Floor And Basement								
	Explanation : Compact Fluorescent Light Fixtures Are Old But Are In Satisfactory Condition.								
	Fluorescent	65%	Now	\$181,500	2039	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Offices And General Areas.								
	Explanation : Fixtures Are Old And Deteriorated Producing Low Output.								

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Egress Lighting								
	Emergency, Battery	50%			2034	* *	10	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout Building.								
	Explanation : Relatively Modern Led Battery Pack Fixtures Are Installed. They Are In Good Condition.								
	Exit, Service	50%			2029	\$2,000	1		
	Exterior Lighting								
	HID	100%			2029	\$105,300	10	\$100	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2034	* *	1	\$1,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	Explanation : The Security System Consists Of CCTV Surveillance Camera System And Intrusion Alarm.								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2024	\$86,700	1-3	\$4,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building.								
	Explanation : Fire Alarm Panel Is Old, But In Satisfactory Condition.								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2027	\$201,400	1	\$11,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Boiler								
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,100	
	Terminal Devices								
	Convactor/Radiator	100%			2034	* *	1	\$7,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2037	* *	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2029	\$148,100	2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Refrigerant - Hcfc-22							
	Split Unit	25%			2029	\$139,400			
	Window/Wall Unit	5%			2024	\$2,700	1		
Distribution									
	Ductwork/Diffusers	95%			LIFE	* *	2	\$28,400	
	No Component	5%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,800	
Exhaust Fans									
	Interior	50%			2029	\$46,500	2	\$400	
	Roof	5%			2029	\$2,200	2		
	No Component	45%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
Water Heater									
	Gas Fired	100%			2027	\$15,900	2	\$300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 40 Gallons							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2024	\$4,000	4	\$700	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : One Unit							

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Print Date : 19-Oct-2021

**BROOKLYN PUBLIC LIBRARY - FY 2022**

**Asset Name** : WINDSOR TERRACE BRANCH LIBRARY  
**Address** : 160 E. 5TH ST. @FORT HAMILTON PARKWAY  
**Borough** : BROOKLYN **Agency's Number** : 77  
**Program / Asset #** : BPL0W77.000 / 13273 **Yr Built/Renovated** : 1969 / 1994  
**Area Sq Ft** : 7,100 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 05-Mar-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5318 **Lot** : 10 **BIN** : 3124000

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
Exterior Architecture		\$378,800
Interior Architecture	\$90,500	
Electrical	\$154,200	
Mechanical	\$111,000	
<b>Total</b>	<b>\$355,700</b>	<b>\$378,800</b>
Importance Code A		\$378,800
Importance Code B	\$355,700	
<b>Total</b>	<b>\$355,700</b>	<b>\$378,800</b>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
Exterior Architecture	\$87,900			
Interior Architecture	\$39,200	\$1,200		
Electrical	\$54,400	\$45,800	\$700	\$800
Mechanical	\$23,200	\$127,400	\$1,200	\$1,600
<b>Total</b>	<b>\$204,700</b>	<b>\$174,300</b>	<b>\$1,800</b>	<b>\$2,300</b>
Importance Code A	\$106,300	\$400	\$400	\$400
Importance Code B	\$64,700	\$173,900	\$1,500	\$2,000
Importance Code C	\$33,700			
<b>Total</b>	<b>\$204,700</b>	<b>\$174,300</b>	<b>\$1,800</b>	<b>\$2,300</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**WINDSOR TERRACE BRANCH LIBRARY**  
**Asset # : 13273**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	0-2	\$4,900	LIFE	**	5	\$3,900	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Office Window Lintels							
	Masonry: Brick	85%	Now	\$44,900	LIFE	**	5	\$13,300	
		Diagonal Cracks, Extent : Severe, Area Affected : 10%							
		Location : Settling Cracks On South Side							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Building Is Above A Subway Easement. Building Shakes When Trains Pass Below							
	Pre-Cast Concrete	10%			LIFE	**	5	\$5,100	
Windows									
	Glass Block	95%			LIFE	**	5	\$500	
	Steel	5%	0-2	\$200	2040	**	5	\$200	
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Back Office							
Roof									
	Single Ply Membrane	100%	Now	\$37,900	2029	\$378,800			
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Various Locations Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Mechanical Room							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Terrazzo	5%	Now	\$5,500	LIFE	**	5	\$400	
		Uneven Substrate, Extent : Moderate, Area Affected : 15%							
		Location : Main Entrance							
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Main Entrance							
		Explanation : Settlement Crack							
	Vinyl Tile	90%			2024	\$90,500	3	\$3,600	
Interior Walls									
	Concrete Masonry Unit	40%	Now	\$33,700	LIFE	**	5	\$1,800	
		Diagonal Cracks, Extent : Severe, Area Affected : 20%							
		Location : Electrical / Storage Room, Back Office							
		Vertical Cracks, Extent : Severe, Area Affected : 2%							
		Location : 1st Floor, Electrical/ Storage Room, Back Office							
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Throughout							
		Explanation : Building Shakes As Subway Trains Pass Below Causing Cracks Within Interior Walls							
	Gypsum Board	60%			LIFE	**	5	\$4,100	
Ceilings									
	AcousTileConcealSpLn	10%			2037	**	5	\$1,300	
	AcousTileSusp.Lay-In	90%			2037	**	5	\$9,500	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WINDSOR TERRACE BRANCH LIBRARY**  
**Asset # : 13273**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 350 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	* *	5	\$200	
Raceway								
Conduit	90%			2034	* *	1		
Conduit	10%			2024	\$3,500	1		
Panelboards								
Fused Disc Sw	10%			2032	\$1,700	5		
Molded Case Bkrs	90%			2032	\$15,100	5	\$200	
Wiring								
Braided Cloth	70%	2-4	\$21,800	2049	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	\$16,900	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2024	\$71,800	10	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Incandescent	10%			2023	\$8,000	2		
Egress Lighting								
Emergency, Battery	50%			2024	\$5,400	10	\$900	
Exit, Service	50%			2024	\$600	1		
Exterior Lighting								
HID	70%			2024	\$21,000	10		
Incandescent	30%			2024	\$7,700	2		
<b>Alarm</b>								
Security System								
Generic	100%	Now	\$24,100	2034	* *	1	\$2,400	
<i>Devices Damaged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fire/Smoke Detection								
Generic	100%			2023	\$82,500	1-3	\$4,500	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WINDSOR TERRACE BRANCH LIBRARY**  
**Asset # : 13273**

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2034	* *	1		
	Conversion Equipment								
	Furnace	100%	Now	\$900	2023	\$17,600	1	\$3,200	
		Not in Service, Extent : Severe, Area Affected : 15%							
		Location : The Unit For Main Entrance							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Equipment Room							
		Explanation : 4 Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	\$22,500	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	70%			2023	\$111,000	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 70%							
		Location : Equipment Room							
	Reciprocating Compr/Chiller	30%			2024	\$19,000	1	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Roof							
	Terminal Devices								
	Fan Coil - 2 Pipe	30%			2024	\$42,600	1	\$700	
	No Component	70%							
	Heat Rejection								
	Dry Cooler	100%			2024	\$40,600	2	\$4,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
	Exhaust Fans								
	Interior	80%			2024	\$21,200	2	\$200	
	Roof	20%			2024	\$2,500	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$4,500	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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