

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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$153,900	LIFE	**	5	\$22,700	
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Hallway By Elevator</i>								
Masonry: Limestone	10%			LIFE	**	5	\$1,900	
Windows								
Aluminum	95%			2037	**	5	\$5,000	
Wood	5%	Now	\$200	2037	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Toilet, Office</i>								
Parapets								
Metal Cornice	100%			2044	**	10		
Roof								
Asphalt Shingle	70%			2032	\$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	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2032	\$24,200	5	\$1,100	
Vinyl Tile	75%	Now	\$31,900	2029	\$159,400	3	\$6,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2032	\$39,500	5	\$1,300	
Plaster	80%	Now	\$18,400	LIFE	**	5	\$6,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Hallway By Elevator, Meeting Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Hallway By Elevator</i>								
Wood	15%			LIFE	**	5	\$15,300	
Ceilings								
Gypsum Board	10%			LIFE	**	5	\$2,800	
Plaster	87%			LIFE	**	5	\$12,100	
Wood	3%			LIFE	**	5	\$5,800	
Site Enclosure								

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

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

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

## Ground

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
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%							
Alarm								
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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
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	
Air Conditioning								
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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**BROOKLYN PUBLIC LIBRARY - 038**  
**ARLINGTON BRANCH LIBRARY**  
**Asset # : 13233**

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

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Print Date : 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

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

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	**	5	\$10,100	
Masonry: Brick	70%			LIFE	**	5	\$30,300	
Masonry: Limestone	5%	Now	\$2,700	LIFE	**	5	\$800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Base Of Front Entry Pillars</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along Ridge Boulevard</i>								
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	**			
<i>Glazing Clouded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Skylight</i>								
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	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Entrance And Stairs</i>								
Vinyl Tile	80%			2037	**	3	\$6,700	
Interior Walls								
Ceramic Tile	5%	Now	\$800	2041	**	5	\$700	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Custodian Closet</i>								
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Custodian Closet</i>								
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**

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Hallways, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2037	**	1-3	\$10,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns</i>								

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

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



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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

*Other Observation, Extent : 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.*



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	Now	\$39,000	LIFE	**	5	\$38,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Chimney</i>								
<i>Crazing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Chimney</i>								
Masonry: Brick	85%	Now	\$188,200	LIFE	**	5	\$27,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$32,600	2040	**	5	\$1,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$5,200	LIFE	**	5	\$2,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Masonry: Brick	80%	Now	\$19,000	LIFE	**	5	\$2,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Interior Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Classroom 2</i>								
Metal Panel	10%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Shingle	25%			2035	**	10	\$700	
Single Ply Membrane	75%	Now	\$44,300	2037	**			
<i>Drains Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Drains</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over 2nd Floor</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	23%			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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : First Floor</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor And Mezzanine</i>								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$2,100	
Concrete Masonry Unit	2%	Now	\$1,000	LIFE	**	5	\$300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Room Near Auditorium</i>								
Gypsum Board	40%			LIFE	**	5-10	\$28,300	
Masonry: Brick	5%			LIFE	**	10	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Areaways</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Foundation Wall At Boiler Room Corridor</i>								
Plaster	48%	Now	\$18,000	LIFE	**	5	\$6,000	
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout Basement</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**  
**BEDFORD BRANCH LIBRARY**  
**Asset # : 13235**

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

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

Under 600 Volts

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2052	**	5	\$500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : One 600 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2052	**	5	\$500	
Raceway								
Conduit	70%			2052	**	1		
Conduit	30%			2032		1	\$10,500	
Panelboards								
Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	85%			2048	**	5	\$400	
Molded Case Bkrs	10%			2031		5	\$1,700	
Wiring								
Braided Cloth	30%	2-4	\$9,300	2057	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Insulation Aged</i>						
Thermoplastic	70%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2045	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	60%			2037	**	10	\$9,500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	40%			2037	**	10	\$6,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-5 Lamps</i>						
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%							
<b>Alarm</b>								
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**

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

## Alarm

## Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2032	\$59,900	1-3	\$3,300	

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

## Heating

## Energy Source

Natural Gas	100%			2052	**	1		
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## Conversion Equipment

Hot Water Boiler	100%			2049	**	1	\$8,500	
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*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		
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*Not Insulated, Extent : Moderate, Area Affected : 30%*

*Location : Basement*

Hot Wtr Piping/Pump	98%			2048	**	4	\$1,200	
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## Terminal Devices

Air Handler	30%			2032	\$76,100	1	\$3,200	
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Convactor/Radiator	70%			2037	**	1	\$3,900	
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## Air Conditioning

## Energy Source

Electricity	100%			2048	**	1		
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## Conversion Equipment

Interior Pkg Unit - Cooling	25%	0-2	\$8,400	2030	\$168,700	2	\$200	
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*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	
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*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			
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*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**

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	94%	Now	\$89,400	LIFE	**	5	\$26,400	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bulkhead Stair</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Side And Bulkhead Stair</i>								
<i>Explanation : Tarps To Prevent Water Infiltration</i>								
Masonry: Granite	3%	2-4	\$5,600	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
Masonry: Limestone	3%			LIFE	**	5	\$1,300	
Windows								
Aluminum	100%	Now	\$17,800	2048	**	5	\$1,900	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Stairwell</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Side</i>								
Parapets								
Masonry: Brick	95%	Now	\$133,000	LIFE	**	5	\$2,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Second Floor Windows</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Tarp To Prevent Water Infiltration</i>								
Masonry: Limestone	5%	Now	\$3,500	LIFE	**	5	\$200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Covered With Tarp To Prevent Water Infiltration</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	95%	Now	\$26,900	2037	**			
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Flashing Around Stair</i>								
Skylight, Metal/Glass	5%			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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office And Basement</i>								
Masonry: Brick	5%	0-2	\$1,900	LIFE	**			
<i>Efflorescence, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stair</i>								
Marble Panels	3%			LIFE	**	10	\$500	
Plaster	25%	Now	\$9,500	LIFE	**	5	\$3,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Staff Stair</i>								
Wood	5%			LIFE	**	5	\$17,000	

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2032	\$1,700	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 400 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2032	\$36,200	5	\$500	

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

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

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

Heating

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2042	**	1		
Conversion Equipment								
Furnace	30%			2037	**	1	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Rooftop Package Units</i>								
Hot Water Boiler	70%	0-2	\$55,500	2045	**	1	\$6,100	
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<b>Distribution</b>								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$5,200	
Hot Wtr Piping/Pump	70%			2040	**	4	\$1,000	
<b>Terminal Devices</b>								
Convactor/Radiator	50%			2030	\$55,100	1	\$3,200	
Fan Coil Unit/Heat	10%			2027	\$30,800	1	\$600	
No Component	40%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2026	\$87,500	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1 Unit Basement Boiler Room</i>								
Ext Pkg Unit - Heating/Cooling	40%			2027	\$103,100	2	\$500	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : 1 Unit On Roof</i>								
Ext Pkg Unit - Heating/Cooling	40%			2037	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rooftop Package Unit, R-410a</i>								
<b>Terminal Devices</b>								
Air Handler/Dir Expansion	80%			2032	\$184,100	1		
Fan Coil - 4 Pipe	20%			2027	\$96,400	1	\$1,300	
<b>Heat Rejection</b>								
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>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,300
<b>Exhaust Fans</b>								
	Interior	30%			2032	\$22,000	2	\$200
	Roof	70%			2037	**	2	\$400
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2042	**	1	
	<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : 2nd Floor</i>							
	<i>Explanation : No Hot Water At Circulation Pump, Causing Delay To Circulating Hot Water On Top Floor.</i>							
<b>Water Heater</b>								
	Gas Fired	100%			2030	\$12,600	2	\$300
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Backflow Preventer</b>								
	Generic	100%			2037	**	1	\$1,200
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 2nd Floor</i>							
	<i>Explanation : 1 Unit Goes Down Very Often.</i>							

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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

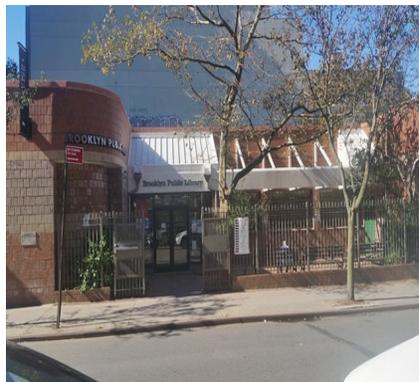
**CAPITAL**

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$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	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Concrete Masonry Unit	90%			LIFE	**	5	\$3,900	
Roof								
Single Ply Membrane	98%			2034	**	10	\$33,400	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Skylight, Metal/Glass	2%			2049	**	10	\$2,300	
Soffits								
Exposed Struc: Steel	98%	4+	\$9,700	LIFE	**	5	\$2,900	
		<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>						
		<i>Location : Window Lintels And Relief Angles</i>						
Stucco Cement	2%			2034	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$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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**BROOKLYN PUBLIC LIBRARY - 038**  
**BRIGHTON BEACH BRANCH LIBRARY**  
**Asset # : 13237**

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

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

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

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

## Alarm

## Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2037

\* \*

1-3

\$2,200

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

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

## Heating

## Energy Source

Natural Gas

100%

2049

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2046

\* \*

1

\$6,000

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

## Distribution

Hot Wtr Piping/Pump

100%

2051

\* \*

4

\$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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component</b>	<b>% of</b>	<b>Fail Date</b>	<b>Estimated Cost</b>	<b>Year</b>	<b>Estimated Cost</b>	<b>Cycle</b>	<b>Estimated Cost</b>
	<b>Type</b>	<b>Total</b>	<b>(Years)</b>		<b>FY</b>		<b>(Yrs)</b>	
Plumbing								
	Backflow Preventer							
	Generic	100%			2029	\$3,200	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.  
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
 \*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Book Stack Areas</i>								
<i>Patching Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Various Book Stack Areas</i>								
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Book Stack Areas</i>								
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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Parking Area</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Parking Area</i>								
<i>Explanation : This Is Actually A Limestone Clad Wall</i>								
Cast in Place Concrete	92%			2052	**			
Site Pavements								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
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>								
<b>On-Site Walkways</b>								
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>								
<b>Parking/Driveway</b>								
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>								

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

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

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

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

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

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

## Alarm

Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$43,100	

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

## Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2052	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Tank Of 15,000 Gallons</i>								

Conversion Equipment								
Steam Boiler	100%			2045	**	1	\$346,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3 Boilers</i>								

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 Compr/Chiller	70%			2032	\$2,364,300	1	\$113,600	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Chillers Penthouse</i>								

Exterior Pkg Unit - Cooling Split Unit	15%			2032	\$483,400	2	\$3,200	
	15%			2037	**			

Distribution								
CW & CHW Wtr Pipe/Pump	100%			2042	**	4	\$17,300	

Terminal Devices								
Air Handler/Cool/Ht	100%			2032	\$4,462,900	1	\$216,400	

Heat Rejection								
Air Cooled Condenser Unit	15%			2032	\$120,300	2	\$36,600	
Water Cooling Tower	85%			2033	**	2	\$299,400	

## Ventilation

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

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

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

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

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$42,000	
<i>Efflorescence, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	5%			LIFE	**	5	\$1,900	
Masonry: Limestone	10%	Now	\$6,100	LIFE	**	5	\$1,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Window Sills</i>								
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	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
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	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Mezzanine</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1st Floor</i>								

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

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Under 600 Volts								
Service Equipment								
	Molded Case Bkrs	100%			2032	\$1,700	5	\$300
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes.</i>								
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	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	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
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : T-12 Lamps</i>								
	Fluorescent	35%			2032	\$41,300	10	\$3,400
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : T-8 Lamps</i>								
	Fluorescent	5%			2032	\$5,900	10	\$500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
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								

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**  
**BROWNSVILLE BRANCH LIBRARY**  
**Asset # : 13238**

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

## 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*

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

## Heating

## Energy Source

Natural Gas

100%

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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Estimates are rounded to the nearest hundred dollars.

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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>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	70%			2027	\$27,500	2	\$200
	Not Accessible	30%						
<b>Plumbing</b>								
	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%						
<b>Vertical Transport</b>								
	Elevators							
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement, 1st, Mezzanine</i>					
			<i>Explanation : One Unit</i>					

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

<b>Asset Name</b>	: BUSHWICK BRANCH LIBRARY		
<b>Address</b>	: 340 BUSHWICK AVE. @SEIGEL ST.		
<b>Borough</b>	: BROOKLYN	<b>Agency's Number</b>	: 29
<b>Program / Asset #</b>	: BPL0B29.000 / 13239	<b>Yr Built/Renovated</b>	: 1908 / 2004
<b>Area Sq Ft</b>	: 10,640	<b>Project Type</b>	: BROOKLYN PUBLIC LIBRARY
<b>Date of Survey</b>	: 25-Oct-2017	<b>Landmark Status</b>	: NONE
<b>Areas Surveyed</b>	: Basement, Roof, Floors 1,mz		
<b>Block</b>	: 3098	<b>Lot</b>	: 19
		<b>BIN</b>	: 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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 Estimates are rounded to the nearest hundred dollars.  
 Maintenance \$ are aggregated over a ten-year period. Site 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**

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

Interior

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	75%			2034	**			
Pavers/Stone	25%	4+	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	\$800	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 200 Amperes</i>								
Molded Case Bkrs	50%			2029	\$800	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 350 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$36,200	5	\$300	
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		

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

Estimates are rounded to the nearest hundred dollars.

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$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>System Component Type</b>	<b>% of Total</b>	<b>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	

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**  
**BUSHWICK BRANCH LIBRARY**  
**Asset # : 13239**

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

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

*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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	35%	Now	\$10,300	LIFE	**	5	\$3,000	
			<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : East Facade, North Facade</i>					
			<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : North Facade</i>					
Stucco Cement	65%			2036	**	5	\$14,100	
Windows								
Aluminum	50%			2047	**	5	\$600	
Aluminum	50%	Now	\$6,000	2047	**	5	\$300	
			<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : East Facade</i>					
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : East Facade</i>					
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	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout First And Second Floors</i>					
Ceilings								
AcousTileSusp.Lay-In	93%			2048	**	5	\$13,200	
			<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>					
			<i>Location : Basement And Main Library Space</i>					
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	**			
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Rockaway Parkway</i>					
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Pavements

Parking/Driveway  
Asphalt

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

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

*Location : Throughout*

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

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

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Estimates are rounded to the nearest hundred dollars.

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

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

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>



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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**  
**CARROLL GARDENS BRANCH LIBRARY**  
**Asset # : 13241**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	0-2	\$222,300	LIFE	**	5	\$32,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 8%</i>								
<i>Location : Rear And Side</i>								
Masonry: Limestone	5%			LIFE	**	5	\$2,700	
Masonry: Sandstone	3%	Now	\$27,700	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Base Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Base</i>								
<i>Explanation : This Is Actually Bluestone</i>								
Windows								
Aluminum	80%	Now	\$10,400	2040	**	5	\$1,900	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Steel	20%			2040	**	5	\$12,000	
Parapets								
Masonry: Brick	70%	Now	\$21,900	LIFE	**	5	\$1,700	
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Face</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Inaccessible</i>								
Masonry: Limestone	30%			LIFE	**	5-10	\$8,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Inaccessible</i>								
Roof								
Copper/Terne	5%			2060	**	10	\$1,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Inaccessible</i>								
Modified Bitumen	95%			2040	**	10	\$11,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Inaccessible</i>								
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.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

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

<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>	

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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2032	\$1,700	5	\$400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 500 Amperes.</i>						
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		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	10%			2037	**	10	\$1,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Mezzanine</i>						
		<i>Explanation : T-8 Lamps</i>						
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%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$1,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2032	\$49,000	1-3	\$2,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Basement</i>						
		<i>Explanation : Manual Pull Stations, Alarm Bells</i>						

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2042	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : Old Oil Tank Abandoned In Place</i>								
Conversion Equipment								
Hot Water Boiler	100%	2-4	\$68,400	2045	**	1	\$6,300	
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Sub-basement</i>								
<i>Explanation : One Gas Fired Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			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	
<i>Controller Not Working, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : First Floor, Uneven Heat Distribution</i>								
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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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** : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	92%			LIFE	**	5	\$12,100	
Metal Panel	5%			2050	**	5-10	\$4,500	
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
<b>Windows</b>								
Aluminum	90%			2046	**	5	\$300	
Glass Block	10%			LIFE	**	5		
<b>Parapets</b>								
Masonry: Brick	80%			LIFE	**	5	\$5,500	
Metal Panel	5%			2050	**	5	\$1,300	
Metal: Cage/Fence	15%			2043	**	5-10	\$8,000	
<b>Roof</b>								
Modified Bitumen	90%			2035	**	10	\$10,100	
Skylight, Metal/Glass	10%			2050	**	10	\$3,700	
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
		<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>						
		<i>Location : Mechanical Room</i>						
Ceramic Tile	5%			2039	**	5	\$600	
Vinyl Tile	90%			2035	**	3	\$5,300	
<b>Interior Walls</b>								
Concrete Masonry Unit	20%			LIFE	**	5	\$800	
Gypsum Board	80%			LIFE	**	5	\$5,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	40%			2043	**	5	\$4,700	
Exposed Struc: Steel	5%			LIFE	**			
Fiber Board	45%			2035	**			
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Main Seating Area</i>						
		<i>Explanation : Actual Material Is Fabric Panel</i>						
Gypsum Board	10%			LIFE	**	5	\$1,500	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2065	**			
		<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Along Nostrand Avenue</i>						
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%	4+	\$700	2043	**			
		<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Along Nostrand Avenue</i>						
<b>On-Site Walkways</b>								
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**

<b>Electrical</b>	<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>	
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2040	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Rated At 500 Amperes</i>						
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	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
Interior Lighting								
LED	100%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2030		10	\$900	
Exit, Service	50%			2030		1	\$600	
Exterior Lighting								
LED	50%			2035	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Perimeter</i>						
		<i>Explanation : Operated Via Photocell</i>						
No Component	50%							
<b>Alarm</b>								
Security System								
No Component	50%							
Generic	50%			2035	**	1	\$1,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2030		1-3	\$2,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Alarm Bells, Manual Pull Station, Strobe Lights</i>						

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

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

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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$9,900	
Stucco Cement	30%	Now	\$29,900	2043	**	5	\$5,300	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Lower Portion Of Aggregate Band</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Continuous Band At Top Of Wall</i>								
<i>Explanation : Exposed Aggregate Finish</i>								
Windows								
Aluminum	100%			2046	**	5	\$600	
Roof								
Modified Bitumen	100%	Now	\$67,200	2030	\$336,100			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations In The Main Reading Room</i>								
Soffits								
Stucco Cement	100%			2035	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Window And Door Soffits</i>								
<i>Explanation : This Is Actually An Exposed Aggregate Finish</i>								
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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Of South Wall Of Main Reading Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Perimeter Of South Wall Of Main Reading Room</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$1,300	
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	\$2,000	2050	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Alleyway</i>								
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**

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

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%			2035		**		
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<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

## Under 600 Volts

## Service Equipment

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		
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Molded Case Bkrs	95%			2029	\$17,200	5	\$200	
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## 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	
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Exit, Service	50%			2035	**	1		
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## 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%							
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Generic	70%			2035	**	1	\$2,000	
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**BROOKLYN PUBLIC LIBRARY - 038**  
**CLINTON HILL BRANCH LIBRARY**  
**Asset # : 13242**

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

## Alarm

## Fire/Smoke Detection

No Component	50%							
Generic, Analog	50%			2025	\$47,100	1-3	\$2,300	

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

## Heating

## Energy Source

Natural Gas	100%			2050	**	1		
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## Conversion Equipment

Furnace	100%			2035	**	1	\$3,700	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Roof*

*Explanation : 2 Units*

## Air Conditioning

## Energy Source

Electricity	100%			2046	**	1		
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## Distribution

Ductwork/Diffusers	100%			LIFE	**	2	\$9,800	
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## Terminal Devices

Air Handler/Cool/Ht	100%			2035	**	1	\$4,600	
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## Heat Rejection

Air Cooled Condenser Unit	100%			2035	**	2	\$5,200	
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## Ventilation

## Distribution

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

Roof	100%			2035	**	2	\$200	
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## Plumbing

## H/C Water Piping

Galvanized Steel	100%			2043	**	1		
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## Water Heater

Gas Fired	100%	Now	\$5,200	2030	\$5,200	2	\$100	
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*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		
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## Storm Drain Piping

Cast Iron	100%			LIFE	**	1		
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**BROOKLYN PUBLIC LIBRARY - 038**  
**CLINTON HILL BRANCH LIBRARY**  
**Asset # : 13242**

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

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

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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell At Roof Bulkhead</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwell At Roof Bulkhead</i>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	30%			2047	**	5	\$5,400	
Gypsum Board	35%			LIFE	**	5	\$7,900	
Plaster	25%			LIFE	**	5	\$2,800	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairwell</i>								
Wood	10%			LIFE	**	5	\$15,700	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2065	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2035	**			
<i>Other Observation, Extent : Light, Area Affected : 75%</i>								
<i>Location : Along Mermaid Avenue And 19th Street</i>								
<i>Explanation : Under Construction</i>								
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2043	**			
<b>Parking/Driveway</b>								
Asphalt	95%			2039	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Side Of Building</i>								
<i>Explanation : For NYC Zipcars</i>								
Cast in Place Concrete	5%			2043	**			

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

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

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

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

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

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

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

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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%			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			
<i>Alligatoring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Seams</i>								
<i>Blisters, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Main Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Over Meeting Room And Kitchen</i>								
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	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Meeting Room And Kitchen</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Meeting Room And Kitchen</i>								
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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Entry Courtyard</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Courtyard</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**  
**CORTELYOU BRANCH LIBRARY**  
**Asset # : 13244**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
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**

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

## Alarm

Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2035	**	1-3	\$2,400	

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

## Heating

Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

Distribution								
Hot Wtr Piping/Pump	100%			2046	**	4	\$400	
Terminal Devices								
Air Handler	70%			2035	**	1	\$3,300	
Convactor/Radiator	30%			2043	**	1	\$700	

## Air Conditioning

Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	**	1	\$3,500	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$9,800	
Terminal Devices								
Air Handler/Dir Expansion	100%			2035	**	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	**	2	\$5,200	

## 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**

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

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

Print Date : 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>



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

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

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

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

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

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st Floor Mechanical Room</i>				
				<i>Explanation : 40 Gallon Unit</i>				
	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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>	

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	Now	\$61,100	LIFE	**	5	\$24,100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice</i>								
Masonry: Brick	83%	Now	\$125,300	LIFE	**	5	\$17,100	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Sidewalk Shed in Use, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Along Bushwick Avenue</i>								
Masonry: Sandstone	2%	Now	\$7,700	LIFE	**	5	\$300	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Window Sills</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
Windows								
Wood	100%	Now	\$213,500	2054	**	5	\$23,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Reading Room</i>								
Parapets								
Cast Stone/Terra Cotta	23%			LIFE	**	5	\$8,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
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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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

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

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

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

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

## Site Pavements

## Public Sidewalk

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

## On-Site Walkways

Asphalt	25%			2032	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2029	\$1,800	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Rating Capacity*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2029	\$39,200	5	\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

## Raceway

Conduit	70%			2029	\$26,600	1		
Conduit	30%			2049		**		

## Panelboards

Fused Disc Sw	5%			2028	\$900	5		
Molded Case Bkrs	65%			2028	\$11,800	5	\$200	
Molded Case Bkrs	30%			2045		**	\$100	

## Wiring

Thermoplastic	30%			2049		**	1	
Thermoplastic	70%			2029	\$23,600	1		

## Motor Controllers

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

## Grounding Devices

Not Accessible	100%							
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## Lighting

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

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$600	
Terminal Devices								
Air Handler	25%			2024	\$50,300	1	\$2,000	
Convactor/Radiator	75%			2034	**	1	\$3,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	70%			2024	\$81,100	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>						
		<i>Location : 2 Units On Roof</i>						
Split Unit	15%			2024	\$45,800			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 15%</i>						
		<i>Location : 3 Units. Various Locations.</i>						
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2024	\$34,700	1	\$600	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2024	\$3,700	2	\$1,300	
No Component	85%							
<b>Ventilation</b>								
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	
<b>Plumbing</b>								
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%							
<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>						

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**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>

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	\$2,100	LIFE	**	5	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Base Of Building</i>								
Masonry: Brick	80%			LIFE	**	5	\$10,600	
Pre-Cast Concrete	15%	Now	\$3,700	LIFE	**	5	\$6,500	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout Top Of Building</i>								
Windows								
Aluminum	100%	Now	\$50,600	2055	**	5	\$500	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Single Ply Membrane	100%			2038	**	10	\$26,700	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
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	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Kitchen, Work Room, Meeting Room</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Kitchen, Work Room, Meeting Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Kitchen, Work Room, Meeting Room</i>								
Gypsum Board	5%			LIFE	**	5	\$800	
Plaster	5%			LIFE	**	5	\$400	
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								

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

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

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

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

## Under 600 Volts

## Service Equipment

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	
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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**  
**DYKER BRANCH LIBRARY**  
**Asset # : 13246**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting Fluorescent	98%			2035	**	10	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2035	**	10	\$100	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Desk</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2035	**	10	\$900	
Exit, Service	50%			2035	**	1		
<b>Exterior Lighting</b>								
LED	30%			2035	**			
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%	Now	\$7,600	2040	**	1	\$800	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<b>Fire/Smoke Detection</b>								
No Component	60%							
Generic, Analog	40%			2038	**	1-3	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building</i>								
<i>Explanation : New Fire Alarm Installed In 2018.</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			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	
Convector/Radiator	50%			2035	**	1	\$1,200	
<b>Air Conditioning</b>								
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**

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

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

Print Date : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$3,800	
			<i>Efflorescence, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Glass Block	10%	Now	\$4,300	LIFE	**	5	\$1,000	
			<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Masonry: Brick	35%			LIFE	**	5	\$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	
			<i>Insul Deter/Miss, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : First Floor</i>					
Sloped Glazing	10%	Now	\$13,900	LIFE	**	5	\$28,200	
			<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
Soffits								
Metal Panel	100%			2039	**	5-10		
Interior								
Floors								
Ceramic Tile	10%			2038	**	5	\$1,600	
Vinyl Tile	90%	0-2	\$27,000	2034	**	3	\$5,300	
			<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout</i>					
			<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>					
			<i>Location : Throughout</i>					

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

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

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

*Note : 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**  
**EAST FLATBUSH BRANCH LIBRARY**  
**Asset # : 13247**

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

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

**Asset # : 13247**

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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	5%			LIFE	**	5	\$1,100	
Masonry: Granite	5%	Now	\$7,300	LIFE	**	5	\$800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	85%	Now	\$127,500	LIFE	**	5	\$14,100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Areas</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%			2035	**	5	\$2,800	
<b>Windows</b>								
Steel	5%	Now	\$17,300	2055	**	5	\$1,800	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement</i>								
Wood	95%	Now	\$236,900	2055	**	5	\$28,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	50%			LIFE	**	5	\$1,300	
Masonry: Limestone	50%			LIFE	**	5	\$1,600	
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Roof</b>								
Modified Bitumen	100%			2038	**	10	\$18,100	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st And 2nd Floors</i>								
<i>Explanation : Located In Main Stairwell</i>								
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		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Yard</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Rear Yard</i>								
Iron Picket	50%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$100	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Stair Areaway At Rear Yard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$9,800	2035	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Easter Parkway Entrance Area</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Easter Parkway Entrance Area</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Easter Parkway Entrance Area</i>								
On-Site Walkways								
Cast in Place Concrete	80%			2035	**			
Masonry: Granite	20%			LIFE	**			
Parking/Driveway								
Asphalt	100%	Now	\$2,800	2033	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Yard</i>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2030	\$1,700	5	\$400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 200 Amperes Service</i>						
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		
		<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2040	**	1		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	5%			2030	\$8,900	10	\$700	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Rooms</i>						
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		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof And Perimeter</i>						
		<i>Explanation : Operated Via Timer</i>						
No Component	50%							
<b>Alarm</b>								
Security System								
No Component	50%							
Generic	50%			2035	**	1	\$3,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Cameras Only</i>						

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

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

**Alarm**

## 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*

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

**Heating**

## Energy Source

Electricity

30%

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		Priority
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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Hot Water Coil</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 40 Gallon Unit</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Boilers Only</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**FLATBUSH BRANCH LIBRARY**  
**Asset # : 4202**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$156,800	LIFE	**	5	\$23,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Southwest Exit</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Chimney</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,000	
Pre-Cast Concrete	10%	Now	\$10,100	LIFE	**	5	\$8,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Building Base</i>								
Windows								
Aluminum	93%	Now	\$52,900	2046	**	5	\$2,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Glass Block	2%			LIFE	**	5	\$100	
Metal Louvers	5%	Now	\$2,000	2033	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : South Facade</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$5,800	
Metal Panel	5%			2050	**	5	\$1,300	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,000	
Roof								
Built-Up (BUR)	93%			2035	**	10	\$21,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	5%	2-4	\$3,600	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement</i>								
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	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	70%			LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$2,600	2035	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

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

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

## Site Pavements

## Parking/Driveway

## Asphalt

100%	2-4	\$10,000	2033	**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Throughout*

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

## Under 600 Volts

## Service Equipment

## Fused Disc Sw

100%			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. Estimates are rounded to the nearest hundred dollars.*

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2040	**	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2043	**	1	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2046	**	4	\$1,100	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</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**  
**FLATBUSH BRANCH LIBRARY**  
**Asset # : 4202**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Terminal Devices								
Air Handler	40%			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		
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	80%			2040	**	4	\$1,300	
No Component	20%							
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	60%			2030	\$154,000	1	\$8,100	
Fan Coil - 4 Pipe	20%			2035	**	1	\$1,400	
No Component	20%							
<b>Heat Rejection</b>								
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>								
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Sump Pump(s)</b>								
Non-Submersible	100%			2035	**	4	\$700	
<b>Sewage Ejector(s)</b>								
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>Estimated Cost</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	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : Basement To 2nd Floor</i>						
			<i>Explanation : 1 Unit</i>						

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

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

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

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

Under 600 Volts Service Equipment Fused Disc Sw	100%			2029	\$1,700	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								

Switchgear / Switchboard Molded Case Bkrs	100%			2029	\$36,200	5	\$300	
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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	
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Ground Grounding Devices Not Accessible	100%							
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Lighting Interior Lighting LED	100%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : LED Light Fixtures</i>								

Egress Lighting Emergency, Battery	50%			2037	**	10	\$1,500	
Exit, Service	50%			2037	**	1		

Exterior Lighting LED	10%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Only</i>								
<i>Explanation : LED Lights</i>								

No Component	90%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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\*\* Replacement cost estimated to be beyond ten years is not included in this report.

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

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

## Alarm

Security System  
Generic

100% 2037 \* \* 1 \$4,500

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

*Location : Inside And Outside*

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

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

## Heating

Energy Source

Natural Gas

100% 2049 \* \* 1

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

60% 2037 \* \* 4 \$400

No Component

40%

Terminal Devices

Air Handler

30% 2029 \$53,300 1 \$2,200

Convactor/Radiator

30% 2027 \$20,300 1 \$1,200

No Component

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>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Ventilation</b>								
	Exhaust Fans							
	Interior	30%			2029	\$13,500	2	\$100
	Roof	70%			2029	\$14,700	2	\$300
<b>Plumbing</b>								
	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.  
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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** : 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>



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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**  
**FORT HAMILTON BRANCH LIBRARY**  
**Asset # : 13250**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Equipment Screen Wall</i>								
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		10	\$5,400	
Modified Bitumen	30%	0-2	\$1,600	2037	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof Drain Above New Community Room</i>								
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	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : At HVAC Ducts</i>								
Masonry: Brick	5%	0-2	\$1,000	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	35%	0-2	\$600	2045	**	5	\$1,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At HVAC Ducts</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$900	
Gypsum Board	25%			LIFE	**	5-10	\$7,900	
Plaster	35%			LIFE	**	5-10	\$5,600	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2052	**			
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2067	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2045	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	75%			2049	**			
Masonry: Granite	25%	Now	\$500	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Entry Steps</i>								
<b>Parking/Driveway</b>								
Asphalt	100%			2041	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2052	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Fused Disc Sw	100%			2052	**	5		
<b>Raceway</b>								
Conduit	100%			2052	**	1		
<b>Panelboards</b>								
Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	95%			2048	**	5	\$200	
<b>Wiring</b>								
Thermoplastic	100%			2052	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2045	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
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**

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Heating</b>								
Distribution								
	Hot Wtr Piping/Pump	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
				<i>Other Observation, Extent : N/A, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 2 Package Units. R-410a</i>				
	Split Unit	10%			2032	\$16,500		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Roof</i>				
				<i>Explanation : 2 Units. R-410a</i>				
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	5	\$1,400	
Exposed Struc: Steel	2%			LIFE	**	5	\$500	
<i>Paint Peeling, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	76%			LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2049	**	5-10	\$3,000	
<i>Painted Surfaces, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
Window Wall	15%			2049	**	5	\$4,900	
Windows								
Aluminum	99%			2051	**	5	\$1,300	
Metal Louvers	1%			2032	\$400	10	\$100	
<i>Deteriorated Finish, Extent : Light, Area Affected : 50%</i>								
<i>Location : Front Of Building</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 1%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	40%			LIFE	**	5	\$300	
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : West Side</i>								
No Component	50%							
Roof								
Asphalt Shingle	65%			2042	**	10	\$2,200	
Modified Bitumen	35%			2034	**	10	\$6,900	
Soffits								
Cement - Fiber Panel	90%			2037	**	10		
<i>Staining/Discoloring, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$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**

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	25%			2024	\$28,000	10	\$2,300	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices, Electrical Room</i>						
Fluorescent	5%			2029	\$5,600	10	\$500	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
LED	70%			2037	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : LED Light</i>						
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$7,500	10	\$1,200	
Exit, Service	50%			2029	\$800	1		
<b>Exterior Lighting</b>								
LED	30%			2037	* *			
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2037	* *	1	\$3,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Digital	30%			2029	\$34,700	1-3	\$1,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : Smoke Detector, Strobe Lights</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2055	* *	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2046	* *	1	\$4,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : 1 Unit</i>						
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2051	* *	4	\$700	
<b>Terminal Devices</b>								
Air Handler	90%			2037	* *	1	\$5,500	
Fan Coil Unit/Heat	10%			2037	* *	1	\$300	

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

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

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

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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

CAPITAL	FY 2023 - 2026	FY 2027 - 2032
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>

EXPENSE	FY 2023	FY 2024	FY 2025	FY 2026
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>



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 \*\* 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	70%	2-4	\$9,000	LIFE	**	5	\$13,200	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	20%			LIFE	**	5	\$2,800	
Granite Panels	10%	2-4	\$11,300	LIFE	**	5	\$1,400	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entry</i>								
<b>Windows</b>								
Aluminum	100%			2039	**	5	\$1,400	
<b>Parapets</b>								
Masonry: Brick	3%			LIFE	**	5		
Masonry: Limestone	2%			LIFE	**	5		
Metal Panel	1%			2041	**	5		
No Component	94%							
<b>Roof</b>								
Modified Bitumen	100%	4+	\$28,200	2031	\$281,800			
<i>Alligatoring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<b>Soffits</b>								
Cast in Place Concrete	50%			LIFE	**	5		
Stucco Cement	50%			2036	**	5		
<b>Interior</b>								
<b>Floors</b>								
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	
<i>Recent Installation, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2040	**	5	\$300	
Concrete Masonry Unit	5%			LIFE	**	5	\$100	
Plaster	20%			LIFE	**	5	\$400	
SGFT/Glazed Masonry	70%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	15%			2044	**	5	\$1,600	
Exposed Struc: Steel	5%			LIFE	**			
Plaster	80%			LIFE	**	5	\$5,300	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	50%			2051	**			
Masonry: Brick	50%	Now	\$300	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Wall At Areaway On East Side</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**  
**HIGHLAWN BRANCH LIBRARY**  
**Asset # : 13252**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
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>						
<hr/>								
Retaining Walls								
Cast in Place Concrete	70%			2051	**			
Masonry: Brick	30%			2041	**			
<hr/>								
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
<hr/>								
On-Site Walkways								
Cast in Place Concrete	100%			2036	**			
<hr/>								
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			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>						
<hr/>								
Raceway								
Conduit	90%			2031	\$31,600	1		
Conduit	10%			2057	**	1		
<hr/>								
Panelboards								
Molded Case Bkrs	60%			2030	\$10,100	5	\$100	
Molded Case Bkrs	40%			2047	**	5	\$100	
<hr/>								
Wiring								
Braided Cloth	20%	2-4	\$6,200	2056	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
<hr/>								
Thermoplastic	70%			2031	\$21,800	1		
Thermoplastic	10%			2057	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2044	**	5	\$100	
<hr/>								
<b>Ground</b>								
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>						
<hr/>								
<b>Lighting</b>								
Interior Lighting								
LED	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**  
**HIGHLAWN BRANCH LIBRARY**  
**Asset # : 13252**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Exit, Service	50%			2039	**	1		
Exit, Battery	50%			2039	**	10	\$300	
Exterior Lighting								
HID	40%			2031	\$12,700	10		
LED	60%			2039	**			
<b>Alarm</b>								
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>System Component Type</b>	<b>% of Total</b>	<b>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%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$3,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$600	
Terminal Devices								
Air Handler	75%			2031	\$83,100	1	\$3,500	
Convactor/Radiator	25%			2029	\$10,500	1	\$600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	95%			2029	\$159,200	2	\$400	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Equipment Room</i>					
Split Unit	5%			2036	**			
Heat Rejection								
Dry Cooler	95%			2031	\$40,700	2	\$5,000	
No Component	5%							
<b>Ventilation</b>								
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>Estimated Cost</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.  
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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** : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	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	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South Side Of Main Reading Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Side Of Main Reading Room</i>								
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	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Handicap Ramp Cheek Walls</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$3,700	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tree Pit On East 98th Street Sidewalk</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tree Pit On East 98th Street Sidewalk</i>								
On-Site Walkways								
Cast in Place Concrete	90%	Now	\$200	2036	**			
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Entrance</i>								
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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			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>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**JAMAICA BAY BRANCH LIBRARY**  
**Asset # : 13253**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Furnace	65%			2031	\$12,600	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 65%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Package Units</i>						
Hot Water Boiler	35%			2036	**	1	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 35%</i>						
		<i>Location : 1st Floor Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	35%			2039	**	4	\$200	
No Component	65%							
Terminal Devices								
Convactor/Radiator	35%			2036	**	1	\$900	
No Component	65%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2031	\$103,300	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Package Units</i>						
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
Exhaust Fans								
Roof	100%			2031	\$13,700	2	\$200	
<b>Plumbing</b>								
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.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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** : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	80%	2-4	\$72,200	LIFE	**	5	\$177,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Stair</i>								
Metal Panel	5%			2058	**	5-10	\$9,800	
Granite Panels	5%	Now	\$3,400	LIFE	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Stair Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
Single Ply Membrane	75%			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		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Facade</i>								
<i>Explanation : Aluminum Fins On Structural Steel</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$6,500	
Ceramic Tile	5%			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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
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	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Stair Bulkhead</i>								
<b>Site Enclosure</b>								
Fence/Gates								
Iron Picket	100%			2067	**			
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Pavers/Stone	100%			2041	**			
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2058	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Bolted Pressure Switch Rated At 1600 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2058	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1 Vertical Section</i>								
Raceway								
Conduit	100%			2058	**	1		
Panelboards								
Fused Disc Sw	5%			2054	**	5		
Molded Case Bkrs	95%			2054	**	5	\$500	
Wiring								
Thermoplastic	100%			2058	**	1		
Motor Controllers								
Locally Mounted	20%			2049	**	5		
Motor Control Center	80%			2049	**	5	\$400	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<b>Lighting</b>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**KENSINGTON BRANCH LIBRARY**  
**Asset # : 14461**

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

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

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

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

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

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

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

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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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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>



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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Fence/Gates								
Chain Link	75%			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	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			
Parking/Driveway								
Asphalt	100%			2041	**			
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2052	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Air Condition</i>								
Fused Disc Sw	50%			2032	\$800	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For The Main Building</i>								
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								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ground</b>								
Grounding Devices Generic	100%			LIFE	**	5	\$400	
<b>Lighting</b>								
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%							
<b>Alarm</b>								
Security System No Component	80%							
Generic	10%			2037	**	1	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : CCTV Surveillance Camera</i>						
Generic	10%			2037	**	1	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Reading Area And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection No Component	70%							
Generic, Analog	30%			2027	\$51,900	1-3	\$2,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Alarm Bell And Fire Alarm Panel</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2042	**	1		
Conversion Equipment Furnace	100%			2032	\$36,800	1	\$7,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Package Units</i>						
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2048	**	1		

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

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

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Print Date : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	\$100,800	LIFE	**	5	\$29,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen And Office In Basement</i>								
Masonry: Limestone	2%			LIFE	**	5	\$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	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	15%			LIFE	**	5	\$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								

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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**  
**KINGS HIGHWAY BRANCH LIBRARY**  
**Asset # : 4206**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055		**	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055		**	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 1- Vertical Section</i>								
Raceway								
Conduit	100%			2055		**	1	
Panelboards								
Fused Disc Sw	5%			2051		**	5	
Molded Case Bkrs	95%			2051		**	5	\$600
Wiring								
Thermoplastic	100%			2055		**	1	

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

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

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

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

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

**Asset # : 4206**

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

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

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

**Interior**

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

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

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

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

## Site Pavements

## On-Site Walkways

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

Asphalt	100%	0-2	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2029	\$1,700	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*

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,300	
Exit, Service	50%			2034	**	1		
Exterior Lighting								
HID	100%			2024	\$45,300	10		
<b>Alarm</b>								
Security System								
Generic	100%			2034	**	1	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	**	1-3	\$2,000	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	**	1	\$5,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2028	\$17,500	4	\$800	
Terminal Devices								
Air Handler	40%			2024	\$63,100	1	\$2,600	
Convactor/Radiator	60%			2027	\$36,100	1	\$2,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2037	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2024	\$95,300	1	\$5,000	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units. Basement</i>						
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$125,900	1	\$6,600	

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**  
**LEONARD BRANCH LIBRARY**  
**Asset # : 13255**

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

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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**MACON BRANCH LIBRARY**  
**Asset # : 13256**

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**MACON BRANCH LIBRARY**  
**Asset # : 13256**

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

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

Under 600 Volts

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**MACON BRANCH LIBRARY**  
**Asset # : 13256**

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

## Alarm

## Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%			2032	\$45,200	1-3	\$2,500	

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

## Heating

## Energy Source

Natural Gas	100%			2052	**	1		
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## 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		
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## Conversion Equipment

Ext Pkg Unit - Heating/Cooling	50%			2032	\$85,200	2	\$400	
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*Other Observation, Extent : Light, Area Affected : 50%*

*Location : Roof*

*Explanation : Rooftop Package Units Providing Heating, Cooling 1st Floor Only*

Split Unit	50%			2037	**			
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*R-22 Refrigerant, Extent : Light, Area Affected : 100%*

*Location : 4 Units, Basement*

## Terminal Devices

Air Handler/Dir Expansion	50%			2032	\$76,100	1		
No Component	50%							

## Heat Rejection

Air Cooled Condenser Unit	50%			2032	\$13,700	2	\$4,500	
No Component	50%							

## Ventilation

## Distribution

Ductwork/Diffusers	100%	0-2	\$6,300	LIFE	**	2-5	\$7,200	
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*Needs Cleaning, Extent : Severe, Area Affected : 60%*

*Location : Main Floor, Mold And Mildew Build Up Around All 1st Floor Diffusers*

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Ventilation</b>								
Exhaust Fans								
Interior	50%			2032	\$24,200	2	\$200	
Roof	50%			2032	\$11,300	2	\$200	
<b>Plumbing</b>								
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>						
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Street, 1st Floor, Mezzanine</i>						
		<i>Explanation : One Unit</i>						

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

Print Date : 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>



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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$329,600	2042		**		
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Water Pen Into 2nd Floor Childrens Room And Stacks</i>								
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
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Beams</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$2,700	2067		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	90%			2052		**		
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	10%			2052		**		
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2067		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$35,500	2037		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2049		**		
Parking/Driveway								
Asphalt	100%			2041		**		
<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2032	\$1,700	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 800 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	40%			2032	\$14,500	5		
Molded Case Bkrs	60%			2032	\$21,700	5	\$300	
Raceway								
Conduit	70%			2032	\$24,600	1		
Conduit	30%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2031	\$800	5		
Molded Case Bkrs	30%			2031	\$5,000	5	\$200	
Molded Case Bkrs	65%			2048	**	5	\$300	
Wiring								
Thermoplastic	30%			2032	\$9,300	1		
Thermoplastic	70%			2052	**	1		
Motor Controllers								
Locally Mounted	100%			2030	\$33,900	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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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**MAPLETON BRANCH LIBRARY**  
**Asset # : 13257**

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

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

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

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	10%	Now	\$10,400	LIFE	**	5	\$8,300	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Masonry: Brick	85%	Now	\$47,500	LIFE	**	5	\$14,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Southeast Corner</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
Metal Panel	3%			2050	**	5-10	\$3,400	
Granite Panels	2%	0-2	\$2,000	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<b>Windows</b>								
Aluminum	75%			2038	**	5	\$500	
Aluminum	25%			2046	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Stained Glass</i>								
<b>Roof</b>								
Modified Bitumen	100%	Now	\$92,600	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
<b>Soffits</b>								
Exposed Struc: Steel	100%			LIFE	**	5		
<b>Interior</b>								
<b>Floors</b>								
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	
<b>Interior Walls</b>								
Ceramic Tile	3%			2039	**	5	\$300	
Concrete Masonry Unit	92%	Now	\$20,700	LIFE	**	5	\$3,300	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : I T Closet</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : I T Closet</i>								
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.

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	80%			2043	**	5	\$8,300	
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	15%			LIFE	**	5	\$2,000	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	50%	Now	\$1,500	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : West Property Line</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Property Line</i>								
Iron Picket	50%			2065	**			
<b>Retaining Walls</b>								
Masonry: Brick	100%	Now	\$11,000	2040	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Parking Lot</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Parking Lot</i>								
<i>Explanation : Tree Growing Adjacent To Retaining Wall Causing It To Bulge</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2043	**			
<b>Parking/Driveway</b>								
Asphalt	100%	Now	\$14,700	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Parking Lot</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Parking Lot</i>								
<i>Potholes, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Parking Lot</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2030	\$1,700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2030	\$36,200	5	\$200	
<b>Raceway</b>								
Conduit	100%			2030	\$35,200	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**  
**MARCY BRANCH LIBRARY**  
**Asset # : 13258**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Molded Case Bkrs	100%			2046	**	5	\$200	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$15,600	2055	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	30%			2030	\$9,300	1		
Thermoplastic	20%			2050	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2028	\$16,900	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
LED	100%			2038	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2035	**	10	\$900	
Exit, Service	50%			2035	**	1		
<b>Exterior Lighting</b>								
LED	100%			2038	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Exterior Front And Side Walls</i>						
		<i>Explanation : LED Wallpak Fixtures</i>						
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2038	**	1	\$800	
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%	Now	\$1,700	2038	**	1-3	\$4,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Trouble Light</i>						

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2050	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Conversion Equipment								
Furnace	20%			2030	\$3,700	1	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 40%</i>						
		<i>Location : First Floor Mechanical Room</i>						
		<i>Explanation : Duct Mounted Gas Furnace</i>						
Hot Water Boiler	60%			2028	\$36,400	1	\$2,200	
		<i>Corroded, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor Mechanical Room, Top Boiler Panel Corroding.</i>						
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : First Floor Mechanical Room</i>						
		<i>Explanation : 1 Gas Fired Hot Water Boiler</i>						
No Component	20%							
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2046	**	4	\$400	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : 2 Circulating Pumps In First Floor Mechanical Room</i>						
<b>Terminal Devices</b>								
Air Handler	40%			2030	\$35,400	1	\$1,900	
Convactor/Radiator	60%			2035	**	1	\$1,500	
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2038	**	1		
<b>Conversion Equipment</b>								
Interior Pkg Unit - Cooling	30%			2028	\$88,400	2	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor Mechanical Room</i>						
		<i>Explanation : With Duct Mounted Gas Fired Heater</i>						
Ext Pkg Unit - Heating/Cooling	70%			2030	\$69,000	2	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : R-134a Refrigerant With Gas Heat</i>						
<b>Heat Rejection</b>								
Dry Cooler	30%			2030	\$12,900	2	\$1,600	
No Component	70%							
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
<b>Exhaust Fans</b>								
Roof	100%			2030	\$13,100	2	\$200	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2040	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Water Heater Electric	100%			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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	**	5	\$500	
Masonry: Brick	85%			LIFE	**	5	\$32,600	
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Pilaster</i>								
Masonry: Fieldstone	10%			LIFE	**	5	\$2,900	
Window Wall	3%			2052	**	5	\$2,200	
<i>Glazing Clouded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$28,100	2048	**	5	\$1,500	
<i>Hardware Missing, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Around Windows In Staircase, Various Locations Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$11,100	
Concrete Masonry Unit	45%			LIFE	**	5-10	\$9,700	
Masonry: Brick	45%			LIFE	**	5-10	\$12,000	
Roof								
Asphalt Shingle	15%			2035	**	10	\$500	
Modified Bitumen	80%	Now	\$129,200	2037	**			
<i>Alligatoring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Back Of Building</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Back Of Building</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Lower Roof</i>								
<i>Explanation : Protection Board Added Due To Construction Next Door.</i>								
Skylight, Metal/Glass	5%	Now	\$175,800	2062	**			
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Roof</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Stucco Cement	100%	Now	\$1,200	2045	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Stairs</i>								
Vinyl Tile	80%	Now	\$8,600	2037	**	3	\$6,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First And Second Floor Reading Area</i>								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$1,400	
Concrete Masonry Unit	80%			LIFE	**	5	\$18,200	
Gypsum Board	15%	Now	\$1,000	LIFE	**	5	\$2,600	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, At Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, At Windows</i>								
Ceilings								
AcousTileSusp.Lay-In	80%	0-2	\$8,200	2045	**	5	\$9,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Floors</i>								
<i>Explanation : Missing Tiles</i>								
Gypsum Board	10%	Now	\$2,600	LIFE	**	5	\$2,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout, At Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout, At Windows</i>								
Plaster	10%			LIFE	**	5-10	\$3,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Site Enclosure</b>								
Free Standing Walls								
Masonry: Brick	100%			2052	**			
Retaining Walls								
Masonry: Brick	100%			2052	**			
<b>Site Pavements</b>								
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>					

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			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	

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	40%			2037	**	10	\$4,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
LED	60%			2040	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Staircase And 2nd Floor</i>								
<i>Explanation : LED Light Fixtures</i>								
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	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras, Intrusion Alarm System, Panic Doors</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2032	\$141,900	1-3	\$7,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors And Alarm Bells</i>								

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$6,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$900	
Terminal Devices								
Air Handler	50%			2032	\$90,200	1	\$3,800	
Convactor/Radiator	40%			2037	**	1	\$1,600	
Fan Coil Unit/Heat	10%			2032	\$19,200	1	\$400	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Basement Area</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	50%			2032	\$54,500	1	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit On The Higher Roof</i>								
Ext Pkg Unit - Heating/Cooling	50%	Now	\$4,000	2032	\$80,300	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units On Lower Roof</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Set</i>						
Backflow Preventer Generic	100%			2040	**	1	\$800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor Work Room</i>						
		<i>Explanation : First Floor Work Room</i>						
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
<b>Fire Suppression</b>								
<b>Sprinkler</b>								
No Component	70%							
Generic	30%			2042	**	1-2	\$1,000	
		<i>Other Observation, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Basement Only</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 : **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**

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
Exterior Architecture	\$228,600	
<b>Total</b>	<b>\$228,600</b>	
Importance Code A	\$228,600	
<b>Total</b>	<b>\$228,600</b>	

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$64,000	LIFE	**	5	\$18,900	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Southeast Corner At Second Floor</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	100%	Now	\$5,100	2047	**	5	\$300	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	73%			LIFE	**	5	\$2,600	
Metal Panel	5%	Now	\$3,100	2051	**	5	\$400	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At North Side</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal Rail	10%	Now	\$2,200	2036	**	5	\$2,600	
<i>Corrosion/Rusting, Extent : Light, Area Affected : 25%</i>								
<i>Location : Over Second Floor Roof</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Second Floor Roof</i>								
Metal: Cage/Fence	10%			2044	**	5-10	\$2,800	
Pre-Cast Concrete	2%	Now	\$900	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Over Free Standing Parapet</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping Over Free Standing Parapet</i>								
Roof								
Modified Bitumen	100%	Now	\$164,600	2041	**			
<i>Blisters, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Second Floor</i>								
Soffits								
Cement - Fiber Panel	20%			2031		10		
<i>Water Penetration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Corner Of Building</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	5%			2040	**	5	\$100	
Concrete Masonry Unit	75%			LIFE	**	5	\$800	
Gypsum Board	15%			LIFE	**	5	\$200	
Masonry: Brick	5%			LIFE	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	85%			2048	**	5	\$5,000	
Exposed Struc: Concrete	10%			LIFE	**	5	\$100	
Gypsum Board	5%	Now	\$100	LIFE	**	5	\$400	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Above Circulation Desk</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2066	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2044	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2044	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2041	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2041	**	5	\$200	
<b>Raceway</b>								
Conduit	100%			2041	**	1		
<b>Panelboards</b>								
Fused Disc Sw	25%			2039	**	5		
Molded Case Bkrs	75%			2039	**	5	\$100	
<b>Wiring</b>								
Thermoplastic	100%			2041	**	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2044	**	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							
<b>Lighting</b>								

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	20%			2036	**	10	\$1,400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2036	**	10	\$300	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Vestibule</i>						
Fluorescent	25%			2036	**	10	\$1,700	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
LED	50%			2036	**			
<b>Egress Lighting</b>								
Emergency, Battery	50%			2036	**	10	\$900	
Exit, LED	50%			2059	**	1		
<b>Exterior Lighting</b>								
Fluorescent	25%			2036	**	10	\$200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front Entrance</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front Entrance</i>						
		<i>Explanation : Operated Via Timer</i>						
HID	25%			2036	**	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Perimeter</i>						
		<i>Explanation : Operated Via Timer</i>						
No Component	50%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	50%							
Generic	50%			2036	**	1	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Camera System</i>						
<b>Fire/Smoke Detection</b>								
No Component	50%							
Generic, Analog	50%			2036	**	1-3	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Station, Strobe Lights And Alarm Bells</i>						

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

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**  
**MILL BASIN BRANCH LIBRARY**  
**Asset # : 13260**

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%	Now	\$100	2041	**	1		
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Gas Meter Room</i>								
<i>Explanation : There Is No Vent For The Gas Meter Room</i>								
Conversion Equipment								
Furnace	100%			2036	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Packaged Units</i>								
Terminal Devices								
Convactor/Radiator	100%			2044	**	1	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : 2nd Floor</i>								
<i>Explanation : Electric Heaters For 2nd Floor Hallway And Bathrooms</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2036	**	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
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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\*\* 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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$241,200	LIFE	**	5	\$23,800	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners, Throughout, Around Windows</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Throughout, Corners</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Around Windows</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bulkheads, Around Windows</i>								
Granite Panels	8%	Now	\$56,500	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Slate Panels	2%	Now	\$34,800	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Window Wall	10%	0-2	\$32,000	2052	**	5	\$5,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair</i>								
Windows								
Aluminum	100%	Now	\$415,500	2057	**	5	\$4,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, South Facade, Stair, Classroom</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	93%	Now	\$171,000	LIFE	**	5	\$4,400	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Corners, Throughout</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade, South Facade</i>								
Masonry: Granite	2%			LIFE	**	5-10	\$1,300	
Masonry: Limestone	5%	Now	\$16,700	LIFE	**	5	\$300	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Coping</i>								
Roof								
Asphalt Shingle	2%			2041	**	10	\$100	
Modified Bitumen	98%	0-2	\$165,600	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Over Second Floor</i>								
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Lower Roof Along New Lots Avenue</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$5,400	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Canopy At Service Entrance</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Canopy At Service Entrance</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$7,800	
Ceramic Tile	3%			2035	**	5	\$1,100	
Terrazzo	5%	4+	\$4,600	LIFE	**	5	\$1,400	
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Landing Of Main Staircase. Slipping Hazard</i>								
Vinyl Tile	87%	4+	\$14,700	2032	\$294,700	3	\$11,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,100	
Glass: Single Pane	2%	0-2	\$17,800	LIFE	**	5	\$400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vestibule Doors At First, Basement And Second Floors</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Vestibule Doors At First, Basement And Second Floors</i>								
<i>Explanation : Deteriorated Finish</i>								
Gypsum Board	10%			LIFE	**	5-10	\$4,500	
Marble Panels	5%			LIFE	**	10	\$500	
Plaster	68%			LIFE	**	5-10	\$15,200	
SGFT/Glazed Masonry	5%	Now	\$2,900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Stair Between Basement And First Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Stair Between Basement And First Floor</i>								
Ceilings								
AcousTileConcealSpLn	25%	Now	\$80,600	2052	**	5	\$5,600	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : First And Second Floors</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor, Around Windows</i>								
AcousTileSusp.Lay-In	50%			2045	**	5	\$17,800	
Plaster	25%	Now	\$6,500	LIFE	**	5	\$5,600	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Stairwell</i>								
Site Enclosure								
Fence/Gates								
Chain Link	2%			2042	**			
Iron Picket	98%	4+	\$6,800	2067	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Schenck Avenue And Rear Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Asphalt	95%	4+	\$400	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Of Building</i>								
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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : One 1200 Ampere Main Disconnect Switch</i>								
<hr/>								
Switchgear / Switchboard								
Fused Disc Sw	50%			2032	\$18,100	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : One Vertical Section</i>								
<hr/>								
Molded Case Bkrs	50%			2032	\$18,100	5	\$300	
<hr/>								
Raceway								
Conduit	100%			2032	\$35,200	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2031	\$1,300	5		
Molded Case Bkrs	95%			2031	\$23,900	5	\$600	
<hr/>								
Wiring								
Braided Cloth	70%	2-4	\$21,800	2057	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Insulation Aged</i>								
<hr/>								
Thermoplastic	30%			2042	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2030	\$50,800	5	\$200	
<hr/>								
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
<hr/>								
<b>Lighting</b>								
Interior Lighting								
LED	100%			2040	**			
<hr/>								
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		
<hr/>								
Exterior Lighting								
HID	30%			2027	\$30,200	10		
No Component	70%							
<hr/>								
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2037	**	1	\$2,700	
<hr/>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$4,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$11,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Gas Fired Hot Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$1,800	
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$7,700	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling Split Unit	90%			2037	**	2	\$1,300	
	10%			2037	**			
Heat Rejection								
Air Cooled Condenser Unit	10%			2037	**	2	\$1,700	
No Component	90%							
<b>Ventilation</b>								
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	
<b>Plumbing</b>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Inaccessible</i>								

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Plumbing</b>								
Sewage Ejector(s) Electric	100%			2032	\$7,200	4	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Inaccessible</i>								
<hr/>								
Backflow Preventer No Component Generic	90%			2037	**	1	\$200	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : The Backflow Preventer Serves The Boiler Only</i>								
<hr/>								
<b>Fixtures</b>								
Generic	100%							
<hr/>								
<b>Vertical Transport</b>								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								

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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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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>



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$518,900	LIFE	**	5	\$25,600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, Chimney</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lintels Above Windows</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above 2nd Floor Window</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Northwest Corner</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Windows At Driveway</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rear Of Building Parapet And 2nd Floor</i>								
<i>Explanation : Mesh Installed To Capture Falling Debris</i>								
Masonry: Fieldstone	1%			LIFE	**	5	\$200	
Masonry: Limestone	8%	Now	\$92,700	LIFE	**	5	\$1,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lintels Above Windows</i>								
Window Wall	1%			2041	**	5	\$1,100	
Windows								
Aluminum	100%	Now	\$41,600	2056	**	5	\$2,200	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Cast Stone/Terra Cotta	15%	Now	\$8,400	LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rear Parapet</i>								
<i>Explanation : Mesh Covering To Capture Falling Debris</i>								
Cast Stone/Terra Cotta	15%	Now	\$22,900	LIFE	**	5	\$1,200	
<i>Other Observation, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Front And Side Parapets</i>								
<i>Explanation : Covered By Rubber Membrane</i>								
Masonry: Brick	70%	Now	\$24,200	LIFE	**	5	\$700	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Front And Side Parapets</i>								
<i>Explanation : Covered By Rubber Membrane</i>								
Roof								
Modified Bitumen	100%	0-2	\$31,400	2031			\$313,800	
<i>Blisters, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								

## 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**  
**NEW UTRECHT BRANCH LIBRARY**  
**Asset # : 4204**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Staff Lounge</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	60%	2-4	\$249,100	2041	**	3	\$7,600	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 1st Floor Stacks</i>								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$1,500	
Gypsum Board	59%			LIFE	**	5	\$10,600	
Marble Panels	1%	2-4	\$500	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Front Stairs</i>								
Plaster	25%			LIFE	**	5	\$2,200	
SGFT/Glazed Masonry	10%	Now	\$26,000	LIFE	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stair Bulkhead</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair Bulkhead</i>								
Ceilings								
AcousTileConcealSpLn	25%	4+	\$3,800	2036	**	5	\$5,300	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
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	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Driveway And Rear Parking Lot</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Side Driveway And Rear Parking Lot</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Driveway And Rear Parking Lot</i>								
Free Standing Walls								
Masonry: Fieldstone	100%			2041	**			
Site Pavements								

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**

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			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	
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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
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	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$2,700	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
LED	30%			2039	**			
No Component	70%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2039	**	1	\$2,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside Perimeter</i>								
<i>Explanation : Cctv Surveillance Cameras</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2031	\$78,200	1-3	\$4,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Basement</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$11,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$1,700	
Terminal Devices								
Air Handler	30%			2031	\$99,500	1	\$4,200	
Convactor/Radiator	70%			2044	**	1	\$5,100	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2047	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
<b>Conversion Equipment</b>								
	Reciprocating Compr/Chiller	10%			2031	\$20,000	1	\$1,000
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 Unit On Roof</i>					
	Exterior Pkg Unit - Cooling	90%			2036	**	2	\$1,200
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : 4 Units. R-134 Refrigerant</i>					
<b>Terminal Devices</b>								
	Air Handler/Cool/Ht No Component	10%			2031	\$26,500	1	\$1,400
		90%						
<b>Heat Rejection</b>								
	Air Cooled Condenser Unit	10%			2031	\$4,800	2	\$1,600
	No Component	90%						
<b>Ventilation</b>								
<b>Distribution</b>								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,500
<b>Exhaust Fans</b>								
	Interior	10%			2031	\$8,400	2	\$100
	Roof	90%			2036	**	2	\$600
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
	Brass/Copper	100%			2041	**	1	
<b>Water Heater</b>								
	Gas Fired	100%			2029	\$14,400	2	\$300
<b>Sanitary Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Storm Drain Piping</b>								
	Cast Iron	100%			LIFE	**	1	
<b>Fixtures</b>								
	Generic	100%						
<b>Vertical Transport</b>								
<b>Elevators</b>								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 2nd Floor</i>					
			<i>Explanation : 1 Unit</i>					

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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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$34,600	
Masonry: Fieldstone	5%	Now	\$3,900	LIFE	**	5	\$1,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
Masonry: Limestone	10%	4+	\$11,100	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Windows								
Metal Louvers	1%	Now	\$1,500	2044	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 45%</i>								
<i>Location : Rear Areaway</i>								
Wood	99%	Now	\$141,600	2054	**	5	\$22,500	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	80%	Now	\$56,400	LIFE	**	5	\$4,400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Interior Face</i>								
<i>Spalling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	10%			LIFE	**	5	\$700	
Metal Panel	10%			2049	**	5	\$2,100	
Roof								
Not Accessible	100%							
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
<i>Staining/Discoloring, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Interior								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$4,300	
Ceramic Tile	5%	Now	\$2,700	2032	\$26,600	5	\$600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Toilets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Toilets</i>								
Quarry Tile	1%			2034	**	5	\$400	
Sheet Vinyl/Rubber	10%	Now	\$4,100	2029	\$81,400	5	\$1,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Reading Room</i>								
Vinyl Tile	65%	Now	\$45,500	2029	\$151,600	3	\$6,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 2nd Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement And Meeting Room</i>								
<i>Explanation : 9x9 Tiles</i>								
Vinyl Tile 9" X 9"	10%	Now	\$9,100	2029	\$30,200	3	\$900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Reading Rooms</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Basement Reading Rooms</i>								
Wood	1%	Now	\$9,100	2069	**	5	\$200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Custodian Office</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Custodian Office</i>								
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Custodian Office</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Custodian Office</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
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	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, 1st Floor Rear Exit, Mezzanine Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement, 1st Floor Rear Exit, Mezzanine Windows</i>								
Wood	5%	Now	\$2,300	LIFE	**	5	\$3,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Reading Room</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Reading Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Reading Room</i>								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	\$11,100	2049	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Male Bathroom In Basement</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Male Bathroom In Basement</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Male Bathroom In Basement</i>								
Gypsum Board	5%			LIFE	**	5	\$1,500	
Plaster	90%	Now	\$32,400	LIFE	**	5	\$13,800	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	\$2,300	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$200	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	50%	Now	\$300	2049	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	50%			2039	**			
Site Pavements								

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
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		
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		
Motor Controllers								
Locally Mounted	100%			2027	\$33,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,700	LIFE		**	5	\$200
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Corroded</i>						

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting Fluorescent	75%			2024	\$132,700	10	\$10,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	3%			2034	**	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	20%			2034	**	10	\$2,900	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, 2nd Floor, Toilets, Basement</i>								
Fluorescent	2%	Now	\$3,500	2039	**			
<i>Malfunctioning, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<b>Egress Lighting</b>								
Emergency, Battery Exit, Service	50%			2034	**	10	\$1,900	
	50%			2034	**	1		
<b>Exterior Lighting</b>								
HID	30%			2029		10		
No Component	70%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	70%							
Generic	30%			2037	**	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
No Component	70%							
Generic, Analog	30%	Now	\$54,900	2039	**	1-3	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : Fire Alarm System Is Not Functional. Alarm Bells And Manual Pull Stations</i>								

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$800	
Terminal Devices								
Air Handler	80%			2024	\$186,200	1	\$7,800	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof And Basement, Equipment Approaching Useful Life Cycle Limit</i>								
Convactor/Radiator	20%			2034	**	1	\$1,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	25%	Now	\$88,000	2034	**	2	\$200	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Window/Wall Unit Not Accessible	25%			2024	\$8,600	1		
<i>50%</i>								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Access To Survey Package Unit On Roof</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,800	
Exhaust Fans								
No Component	50%							
Not Accessible	50%							
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2028	\$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	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Only</i>								
<b>Fixtures</b>								
Generic	100%							

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

Print Date : 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

<b>CAPITAL</b>	<b>FY 2023 - 2026</b>	<b>FY 2027 - 2032</b>
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>

<b>EXPENSE</b>	<b>FY 2023</b>	<b>FY 2024</b>	<b>FY 2025</b>	<b>FY 2026</b>
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$111,100	LIFE	**	5	\$30,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>								
<i>Location : 8th Street</i>								
Masonry: Limestone	10%	4+	\$52,600	LIFE	**	5	\$2,700	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Stucco Cement	5%	Now	\$18,800	2034	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Most Areas</i>								
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Moat Areas</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Actual Bluestone</i>								
Windows								
Aluminum	100%	Now	\$28,700	2045	**	5	\$2,800	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	85%	Now	\$12,300	LIFE	**	5	\$3,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	0-2	\$5,200	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2049	**	5	\$800	
Roof								
Metal Panel	80%			2042	**	10	\$33,400	
Modified Bitumen	20%			2034	**	10	\$4,600	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$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**

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

**Interior**

**Interior Walls**

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

**Under 600 Volts**

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

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

**Asset # : 13262**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	40%			2027	\$14,700	5		
Locally Mounted	30%			2042	**	5		
Locally Mounted	30%			2034	**	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2034	**	10	\$4,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways, Basement And 2nd Floor</i>								
Fluorescent	20%			2034	**	10	\$2,900	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st, 2nd Floor</i>								
Fluorescent	50%			2034	**	10	\$7,300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And Reading Areas</i>								
<b>Egress Lighting</b>								
Emergency, Battery	15%			2029	\$3,900	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		
<b>Exterior Lighting</b>								
HID	20%			2029	\$14,500	10		
No Component	80%							
<b>Lightning Protection</b>								
Arresters/Cabling								
Generic	100%			2032	\$41,300	5	\$500	
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways And Outside</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Digital	100%			2034	**	1-3	\$9,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

**Asset # : 13262**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$7,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Gas Fired How Water Boiler</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$800	
Terminal Devices								
Air Handler	60%			2034	**	1	\$5,900	
Convactor/Radiator	20%			2034	**	1	\$1,000	
Convactor/Radiator	20%			2042	**	1	\$1,000	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	90%			2030	\$607,100	2	\$900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units. Basement Mechanical Room And Fan Room</i>								
Window/Wall Unit	10%			2027	\$3,800	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	**	2	\$11,100	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,800	
Exhaust Fans								
Interior	90%			2034	**	2	\$400	
Roof	10%			2029	\$3,000	2	\$100	
<b>Plumbing</b>								
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%							
<b>Vertical Transport</b>								

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

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

**Asset # : 13262**

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

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

*Location : Basement Through Mezzanine*

*Explanation : 1 Unit*

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	40%	Now	\$6,800	LIFE	**	5	\$26,900	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Underside Of Overhang At Front Entrance And Along Dwight Street Facade</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Corner At Dwight and Wolcott Streets And Along Dwight Street Facade</i>								
Glass Block	5%			LIFE	**	5	\$400	
Masonry: Brick	55%			LIFE	**	5	\$7,400	
Parapets								
Stucco Cement	100%			2042	**	5	\$10,200	
Roof								
Modified Bitumen	100%			2034	**	10	\$19,600	
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	**	5	\$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	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Multipurpose Meeting Room And Staff Lounge</i>								
Exposed Struc: Concrete	92%			LIFE	**	5	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Precast Concrete T Sections</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$2,600	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$4,000	2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

## Site Pavements

## On-Site Walkways

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

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

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

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2049	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 350 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2049	**	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One Vertical Section*

## Raceway

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

Molded Case Bkrs	80%			2028	\$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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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

## Lighting

## Exterior Lighting

LED	20%			2034	**			
No Component	80%							

## Alarm

## Security System

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

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

*Location : Reading Areas*

*Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

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

*Location : Throughout The Building*

*Explanation : Alarm Bells And Manual Pull Stations*

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

## Heating

## Energy Source

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

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

## Distribution

Hot Wtr Piping/Pump	100%			2045	**	4	\$400	
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## Terminal Devices

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

## Air Conditioning

## Energy Source

Electricity	100%			2045	**	1		
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## Conversion Equipment

Reciprocating Compr/Chiller	100%			2029	\$66,900	1	\$3,500	
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## Terminal Devices

Air Handler/Cool/Ht	100%			2029	\$88,400	1	\$4,600	
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## Heat Rejection

Dry Cooler	100%			2029	\$42,800	2	\$5,200	
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## Ventilation

## Distribution

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

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

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

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\*\* 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>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing								
	H/C Water Piping Galvanized Steel	100%			2042	* *	1	
	Water Heater Gas Fired	100%			2027	\$4,800	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%						

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	**	5	\$13,600	
Pre-Cast Concrete	3%			LIFE	**	5	\$1,400	
Windows								
Aluminum	75%			2032	\$28,700	5	\$600	
Aluminum	25%	Now	\$9,600	2049	**	5	\$100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And West Facades</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South And West Facades</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$3,200	
Metal Panel	10%			2044	**	5	\$1,400	
Roof								
Modified Bitumen	100%	0-2	\$278,700	2034	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Side</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Ceramic Tile	5%			2033	**	5	\$400	
Vinyl Tile	90%			2024	\$70,400	3	\$2,800	
Vinyl Tile	5%			2023	\$3,900	3	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 9x9 Tiles</i>								
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$100	
Concrete Masonry Unit	10%			LIFE	**	5	\$100	
Plaster	87%			LIFE	**	5	\$500	
Ceilings								
AcousTileSusp.Lay-In	90%			2037	**	5	\$7,400	
Gypsum Board	10%			LIFE	**	5	\$1,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$1,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 200 Amperes</i>								

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**RUGBY BRANCH LIBRARY**  
**Asset # : 13264**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	90%			2024	\$31,600	1		
Conduit	10%			2044	**	1		
<b>Panelboards</b>								
Molded Case Bkrs	75%			2040	**	5	\$200	
Molded Case Bkrs	25%			2023	\$4,200	5	\$100	
<b>Wiring</b>								
Thermoplastic	75%			2044	**	1		
Thermoplastic	25%			2024	\$7,800	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	\$16,900	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$100	
<b>Lighting</b>								
<b>Interior Lighting</b>								
Fluorescent	90%			2029	\$91,000	10	\$7,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2023	\$5,100	10	\$400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Book Shelves Area</i>								
Fluorescent	5%			2029	\$5,100	10	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Entrance</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2029	\$6,800	10	\$1,100	
Exit, Service	50%			2029	\$700	1		
<b>Exterior Lighting</b>								
Fluorescent	25%			2024	\$8,100	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
HID	75%			2024	\$28,600	10		
<b>Alarm</b>								
<b>Security System</b>								
Generic	100%			2032	\$30,500	1	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

**Heating**

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**RUGBY BRANCH LIBRARY**  
**Asset # : 13264**

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

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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>



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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**  
**RYDER BRANCH LIBRARY**  
**Asset # : 13265**

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
			<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Staff Kitchen</i>					
			<i>Unit Inoperable, Extent : Moderate, Area Affected : 75%</i>					
			<i>Location : Windows With Security Bar</i>					
			<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Staff Kitchen</i>					
Metal Louvers	5%			2041	**	10	\$900	
Roof								
Modified Bitumen	100%	Now	\$47,000	2032			\$234,900	
			<i>Debris Present, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Roof</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 25%</i>					
			<i>Location : Throughout</i>					
			<i>Ponding, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Throughout</i>					
			<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Rear Exit</i>					
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	
			<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : Staff Toilets</i>					
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	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : Throuhgout</i>					
			<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>					
			<i>Location : Throughout, Patch With 12x12 Vinyl Tile</i>					
			<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Corridor To Rear Administration Section</i>					

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Interior Walls</b>								
Ceramic Tile	3%	Now	\$100	2041	**	5	\$100	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Bathroom</i>								
Concrete Masonry Unit	40%			LIFE	**	5	\$2,400	
Gypsum Board	52%			LIFE	**	5-10	\$6,600	
Masonry: Brick	5%			LIFE	**	10	\$100	
<b>Ceilings</b>								
AcousTile,Adhered	35%			2045	**	5	\$2,900	
AcousTileSusp.Lay-In	50%	Now	\$1,900	2045	**	5	\$2,100	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Exit</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Exit</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$800	
Gypsum Board	10%	0-2	\$200	LIFE	**	5	\$1,000	
<i>Horizontal Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Public Space</i>								
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2067	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2045	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2049	**			
<b>Parking/Driveway</b>								
Cast in Place Concrete	100%			2045	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2032	\$1,700	5	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 350 Amperes.</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2032	\$36,200	5	\$300	
<b>Raceway</b>								
Conduit	90%			2032	\$31,600	1		
Conduit	10%			2052	**	1		

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
<b>Panelboards</b>								
Fused Disc Sw	5%			2031	\$800	5		
Molded Case Bkrs	75%			2031	\$12,600	5	\$200	
Molded Case Bkrs	20%			2048	**	5	\$100	
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$15,600	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2052	**	1		
Thermoplastic	30%			2032	\$9,300	1		
<b>Motor Controllers</b>								
Locally Mounted	100%			2030	\$33,900	5	\$100	
<b>Ground</b>								
<b>Grounding Devices</b>								
Generic	100%			LIFE	**	5	\$300	
<b>Lighting</b>								
<b>Interior Lighting</b>								
LED	100%			2040	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : LED Lights</i>								
<b>Egress Lighting</b>								
Emergency, Battery	50%			2037	**	10	\$1,300	
Exit, LED	30%			2060	**	1		
Exit, Service	20%			2037	**	1		
<b>Exterior Lighting</b>								
LED	20%			2040	**			
No Component	80%							
<b>Alarm</b>								
<b>Security System</b>								
No Component	30%							
Generic	70%			2037	**	1	\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
<b>Fire/Smoke Detection</b>								
Generic, Analog	100%			2037	**	1-3	\$6,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>								

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

Heating

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Heating</b>								
Energy Source								
Electricity	100%			2042	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Gas Supply Has Been Shut Off For More Than A Year Due To Gas Leaks.</i>								
<i>Electricity Is Substitute Of Heating Source</i>								
Conversion Equipment								
Radiant Heater	100%			2037	**	2	\$5,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room And Roof</i>								
<i>Explanation : Boiler And Furnaces Are Remain In Place, They Are Out Of Service Without Gas Supply.</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%	0-2	\$2,100	2027	\$42,200	2	\$200	
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : One Unit, Roof</i>								
Split Unit	70%	2-4	\$167,800	2042	**			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3 Units, 1st Floor Equipment Room</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room</i>								
<i>Explanation : 3 Inefficient Units</i>								
Terminal Devices								
Fan Coil - 2 Pipe	70%			2027	\$149,500	1	\$2,400	
No Component	30%							
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	70%			2027	\$15,800	2	\$5,200	
No Component	30%							
<b>Ventilation</b>								
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	
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater								
Electric	100%			2031	\$9,900	4	\$100	

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

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

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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>



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$40,000	LIFE	**	5	\$11,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	20%			LIFE	**	5	\$2,400	
Metal Panel	5%	Now	\$1,300	2039	**	5	\$1,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Panel Covers At South And East Facades</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Metal Panel Covers At South And East Facades</i>								
Windows								
Glass Block	5%			LIFE	**	5	\$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	
<i>Worn/Eroded, Extent : Light, Area Affected : 5%</i>								
<i>Location : Toilets Throughout</i>								
Vinyl Tile	85%	Now	\$100,700	2039	**	3	\$4,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Main Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : First Floor</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$1,100	
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Masonry: Brick	20%	Now	\$9,200	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Area Way</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Area Way</i>								
Plaster	70%	Now	\$13,300	LIFE	**	5	\$4,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
Ceilings								
AcousTileSusp.Lay-In	10%			2034	**	5	\$1,200	
Plaster	85%			LIFE	**	5	\$6,600	
Wood	5%			LIFE	**	5	\$5,400	
<b>Site Enclosure</b>								
Fence/Gates								
Iron Picket	100%	0-2	\$3,400	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Free Standing Walls								
Masonry: Brick	100%			2039	**			
Retaining Walls								
Cast in Place Concrete	100%			2049	**			
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$1,200	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Trees</i>								
On-Site Walkways								
Cast in Place Concrete	50%	Now	\$1,400	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%	4+	\$900	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry Stair</i>								
Pavers/Stone	40%			2032			\$24,100	
Parking/Driveway								
Asphalt	100%			2032				

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100%			2034	**	1	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2037	**	4	\$500	
Terminal Devices Air Handler	40%			2029	\$63,200	1	\$2,600	
Convector/Radiator	60%			2034	**	1	\$2,100	
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2029	\$95,300	1	\$5,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units. 2nd Floor New Extension</i>								
Terminal Devices Air Handler/Dir Expansion	100%	0-2	\$6,300	2029	\$125,600	1		
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bottom Of The Unit, Basement</i>								
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	
<i>Unbalanced System, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
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								

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement To 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	2-4	\$21,900	LIFE	**	5	\$12,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceramic Tile	5%	4+	\$2,400	2033	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Toilets Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilets Throughout</i>								
Vinyl Tile	90%	4+	\$28,100	2030	\$93,800	3	\$3,700	
<i>Loose/Delam Surface, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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.  
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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**  
**SPRING CREEK BRANCH LIBRARY**  
**Asset # : 13267**

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	2-4	\$7,800	2043	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 10%*

*Location : Along Flatlands Avenue*

## On-Site Walkways

Cast in Place Concrete	25%			2043	**			
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Pavers/Stone	75%			2039	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Molded Case Bkrs	100%			2050	**	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%			2050	**	5	\$200	
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## Raceway

Conduit	100%			2050	**	1		
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## Panelboards

Fused Disc Sw	10%			2046	**	5		
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Molded Case Bkrs	90%			2046	**	5	\$200	
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## Wiring

Thermoplastic	100%			2050	**	1		
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## Motor Controllers

Locally Mounted	50%			2043	**	5		
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Variable Frequency Drive	50%			2043	**			
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## Ground

## Grounding Devices

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

## Interior Lighting

LED	100%			2035	**			
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## Egress Lighting

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

HID	50%			2035	**	10		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Outside Perimeter*

*Explanation : Controlled Via Photocell*

No Component	50%							
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## Alarm

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**SPRING CREEK BRANCH LIBRARY**  
**Asset # : 13267**

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

## Alarm

Security System								
No Component	70%							
Generic	30%			2035	**	1	\$800	

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

## Heating

Energy Source								
Natural Gas	100%			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%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Air Handler Is Covered Under Air Conditioning System</i>								

## Air Conditioning

Energy Source								
Electricity	100%			2046	**	1		
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	**	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : New Equipment</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2038	**	2	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : New Equipment</i>								

## 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		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Water Heater Electric	100%			2025	\$6,900	4	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1st Floor Mechanical Room</i>					
			<i>Explanation : 40 Gallon Unit</i>					
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Fixtures	Generic	100%						

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$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	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Second Floor</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Second Floor</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	20%			2028		3	\$4,900	
Carpet	10%	Now	\$23,400	2031		3	\$2,500	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Multipurpose Room</i>								
Cast in Place Concrete	3%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2042	**	5	\$800	
Vinyl Tile	59%	Now	\$92,100	2039	**	3	\$3,600	
<i>Adhesion Failure, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Wood	3%	Now	\$18,200	2069	**	5	\$500	
<i>Dry Rot/Decay, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Room On Second Floor</i>								
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$1,100	
Gypsum Board	20%			LIFE	**	5	\$2,700	
Plaster	50%	4+	\$10,100	LIFE	**	5	\$3,400	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Near Window</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
Ceilings								
Gypsum Board	15%			LIFE	**	5	\$3,100	
Plaster	80%			LIFE	**	5	\$8,200	
Plaster	5%			LIFE	**	5	\$500	
<b>Site Enclosure</b>								
Fence/Gates								
Iron Picket	100%	Now	\$7,800	2064	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Dumont Avenue</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mother Gaston Boulevard</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%			2049	**			
<b>Site Pavements</b>								
On-Site Walkways								
Cast in Place Concrete	90%			2034	**			
Pavers/Stone	10%			2032				
<b>Electrical</b>								
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	50%			2029	\$800	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Molded Case Bkrs	50%			2029	\$800	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Rated At 400 Amperes</i>								
<b>Switchgear / Switchboard</b>								
Molded Case Bkrs	100%			2029	\$36,200	5	\$400	
<b>Raceway</b>								
Conduit	80%			2029	\$28,100	1		
Conduit	20%			2049	**	1		
<b>Panelboards</b>								
Fused Disc Sw	10%			2045	**	5		
Molded Case Bkrs	70%			2028	\$11,700	5	\$300	
Molded Case Bkrs	20%			2045	**	5	\$100	
<b>Wiring</b>								
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.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**STONE AVENUE BRANCH LIBRARY**  
**Asset # : 13268**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%	2-4	\$10,700	LIFE	**	5	\$200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Metal Water Pipe</i>					
			<i>Explanation : Corroded</i>					
<b>Lighting</b>								
Interior Lighting								
Fluorescent	5%			2034	**	10	\$700	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mezzanine</i>					
Fluorescent	90%			2034	**	10	\$11,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures</i>					
Fluorescent	2%			2024		10	\$300	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
Fluorescent	3%			2034	**	10	\$400	
			<i>T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Egress Lighting								
Emergency, Battery	50%			2034	**	10	\$1,700	
Exit, LED	50%			2057	**	1		
Exterior Lighting								
HID	25%			2029		10	\$15,100	
No Component	75%							
<b>Alarm</b>								
Security System								
No Component	70%							
Generic	30%			2034	**	1	\$1,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas And Hallways</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$8,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>					

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

**Heating**

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	**	1	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2045	**	4	\$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 Compr/Chiller	75%			2034	**	1	\$5,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Room</i>								
<i>Explanation : Refrigerant 410a</i>								
Exterior Pkg Unit - Cooling	25%			2034	**	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Refrigerant 410a</i>								
Terminal Devices								
Air Handler/Dir Expansion	75%			2037	**	1		
No Component	25%							
Heat Rejection								
Air Cooled Condenser Unit	75%			2034	**	2	\$7,400	
No Component	25%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,900	
Exhaust Fans								
Interior	100%	Now	\$2,700	2037	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : No Vent For Gas Meter</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		
Water Heater								
Gas Fired	100%			2027	\$9,100	2	\$200	

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
Plumbing	Sanitary Piping Cast Iron	100%	Now	\$2,200	LIFE	**	1	
<i>Other Observation, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Basement Male Restroom</i>								
<i>Explanation : Water Backs Up From Sewage Drain</i>								
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						
Vertical Transport	Elevators Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1, Mezzanine, 2 Floor</i>								
<i>Explanation : 1 Unit</i>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
Estimates are rounded to the nearest hundred dollars.  
Maintenance \$ are aggregated over a 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Masonry: Brick	70%			LIFE	**	5	\$7,500	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Stucco Cement	25%			2043	**	5	\$6,700	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Windows</b>								
Aluminum	100%			2052	**	5	\$600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Parapets</b>								
Masonry: Brick	95%			LIFE	**	5	\$1,000	
Pre-Cast Concrete	5%			LIFE	**	5	\$300	
<b>Roof</b>								
Traffic Topping	100%			2038	**	10	\$38,000	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Soffits</b>								
Metal Panel	100%			2056	**	5-10		
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	7%	Now	\$12,400	LIFE	**	5	\$1,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Boiler Room Stairs</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Concrete Pavers Appear To Have Been Installed Over Soil.</i>								
Ceramic Tile	5%			2043	**	5	\$600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	88%			2038	**	3	\$5,400	
<b>Interior Walls</b>								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	60%			LIFE	**	5	\$1,400	
Gypsum Board	35%			LIFE	**	5	\$1,200	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	95%			2047	**	5	\$11,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			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	**			
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	\$5,300	2060	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch Shows Some Rust And The Current Transformer Cabinet Is Deteriorated And Rusted.</i>								
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	**			

Note : 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**  
**ULMER PARK BRANCH LIBRARY**  
**Asset # : 13270**

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

**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	

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

**Heating**

Energy Source								
Electricity	10%			2040	**	1		
Natural Gas	90%			2040	**	1		
Conversion Equipment								
Furnace	100%			2035	**	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Two Gas Fired Packaged Rooftop Unit. See Air Conditioning Conversion Equipment.</i>								

**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.  
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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 : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$3,500	
Masonry: Brick	70%			LIFE	**	5	\$9,800	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 30%</i>								
<i>Location : Throughout Elevations</i>								
Masonry: Limestone	25%			LIFE	**	5	\$2,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Cornice</i>								
<b>Windows</b>								
Aluminum	100%			2046	**	5	\$3,100	
<b>Roof</b>								
Slate	100%			LIFE	**			
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	30%			LIFE	**	5	\$6,900	
Ceramic Tile	5%			2039	**	5	\$500	
Vinyl Tile	65%			2035	**	3	\$3,400	
<b>Interior Walls</b>								
Gypsum Board	20%			LIFE	**	5	\$1,600	
Masonry: Brick	5%			LIFE	**			
Plaster	75%			LIFE	**	5	\$3,000	
<b>Ceilings</b>								
AcousTileSusp.Lay-In	20%			2043	**	5	\$1,800	
Exposed Struc: Steel	10%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Book Stacks</i>								
<i>Explanation : Underside Of Book Stack Floor</i>								
Gypsum Board	15%			LIFE	**	5	\$1,700	
Plaster	55%			LIFE	**	5	\$3,100	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Iron Picket	100%			2050	**			
<b>Free Standing Walls</b>								
Masonry: Fieldstone	100%			2040	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Entry</i>								
<i>Explanation : This Is Actually Granite</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	40%			2050	**			
Masonry: Brick	60%			2040	**			
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	50%	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			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**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$900	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	50%			2030	\$15,800	10		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Perimeter</i>						
		<i>Explanation : Controlled Via Photocell</i>						
No Component	50%							
<b>Alarm</b>								
Security System								
No Component	50%							
Generic	50%			2030	\$12,700	1	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside Only</i>						
		<i>Explanation : Surveillance Cameras And Intrusion Alarm System</i>						
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2030	\$43,500	1-3	\$2,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detectors, Alarm Bells And Manual Pull Station</i>						
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	**	1	\$3,700	
		<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%			2038	**	4	\$400	
Terminal Devices								
Convactor/Radiator	80%			2035	**	1	\$1,900	
No Component	20%							
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2038	**	1		

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WALT WHITMAN BRANCH LIBRARY**  
**Asset # : 13271**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Air Conditioning</b>								
<b>Terminal Devices</b>								
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>								
<b>Heat Rejection</b>								
Air Cooled Condenser Unit	100%			2030	\$15,800	2	\$5,200	
<b>Ventilation</b>								
<b>Distribution</b>								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
<b>Exhaust Fans</b>								
Interior	100%			2030	\$28,000	2	\$200	
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Brass/Copper	100%			2040	**	1		
<b>Water Heater</b>								
Gas Fired	100%			2025	\$4,800	2	\$100	
<b>Sanitary Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Storm Drain Piping</b>								
Cast Iron	100%			LIFE	**	1		
<b>Fixtures</b>								
Generic	100%							
<b>Vertical Transport</b>								
<b>Elevators</b>								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Unit</i>								

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

Print Date : 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$120,100	LIFE	**	5	\$17,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 50%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	5%	Now	\$6,400	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Front Entrance</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : South Facade</i>								
Windows								
Aluminum	100%			2046	**	5	\$3,500	
Roof								
Slate	32%	Now	\$86,700	LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Over Mezzanine</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mezzanine, First Floor</i>								
Slate	68%			LIFE	**			
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,200	
<i>Paint Peeling, Extent : Light, Area Affected : 50%</i>								
<i>Location : Basement Boiler Room</i>								
Ceramic Tile	5%			2039	**	5	\$500	
Vinyl Tile	85%	0-2	\$4,200	2035	**	3	\$3,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Floor And Basement</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$900	
Masonry: Brick	5%			LIFE	**			
Plaster	40%	Now	\$66,000	LIFE	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Side Of Main Floor And Basement</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Side Of Main Floor And Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : South Side Of Main Floor And Basement</i>								
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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
Exposed Struc: Concrete	10%			LIFE	**	5	\$200	
Plaster	25%	Now	\$38,400	LIFE	**	5	\$1,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Of Main Floor And Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Side Of Main Floor And Basement</i>								
Plaster	65%			LIFE	**	5	\$4,200	
<b>Site Enclosure</b>								
<b>Fence/Gates</b>								
Chain Link	25%	2-4	\$1,700	2040	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Rear Lot Line</i>								
Iron Picket	75%	Now	\$8,000	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance And Throughout</i>								
<b>Free Standing Walls</b>								
Masonry: Brick	100%	Now	\$1,600	2040	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Retaining Walls</b>								
Cast in Place Concrete	100%	0-2	\$200	2050	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Walk</i>								
<b>Site Pavements</b>								
<b>Public Sidewalk</b>								
Cast in Place Concrete	100%			2043	**			
<b>On-Site Walkways</b>								
Cast in Place Concrete	100%			2043	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2030	\$1,700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
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.  
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**BROOKLYN PUBLIC LIBRARY - 038**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Floor And Upper Level</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Includes Fire Alarm Devices And CCTV System</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<i>Explanation : Former Oil Tank Still In Place</i>								

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**WASHINGTON IRVING BRANCH LIBRARY**  
**Asset # : 13272**

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100%			2035	**	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2038	**	4	\$500	
Terminal Devices Air Handler	60%			2030	\$82,300	1	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Basement</i>								
<i>Explanation : With Electric Duct Heater At First Floor.</i>								
Convector/Radiator	30%			2035	**	1	\$900	
Fan Coil Unit/Heat	10%			2030	\$14,600	1	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Electric Unit Heaters</i>								
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		
Conversion Equipment Interior Pkg Unit - Cooling	100%			2028	\$364,700	2	\$600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Equipment Room</i>								
<i>Explanation : 1 Unit Served By 2 Ducted Indoor Condensers.</i>								
Heat Rejection Air Cooled Condenser Unit	100%			2030	\$19,700	2	\$6,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Interior Units Associated With 1 Indoor Air Conditioner.</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 50 Gallon Storage Tank</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  
WASHINGTON IRVING BRANCH LIBRARY**

**Asset # : 13272**

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

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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	2%			2064	**	10	\$5,100	
Masonry: Brick	83%			LIFE	**	5	\$90,200	
Masonry: Limestone	15%			LIFE	**	5	\$12,200	
Windows								
Wood	100%	Now	\$317,700	2054	**	5	\$46,600	
<i>Air Infiltration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout - 2nd Floor North Facing Windows</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	30%			LIFE	**	5	\$2,000	
Masonry: Brick Cavity	60%			LIFE	**	5	\$4,000	
Masonry: Limestone	10%	Now	\$2,500	LIFE	**	5	\$800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Roof								
Copper/Terne	25%			2057	**	10	\$14,000	
Modified Bitumen	75%			2034	**	10	\$16,800	
Interior								
Floors								
Carpet	10%			2028	\$53,300	3	\$5,200	
Ceramic Tile	5%			2038	**	5	\$1,700	
Vinyl Tile	65%	Now	\$4,600	2034	**	3	\$8,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At And Around Main Deck</i>								
Wood	20%	0-2	\$27,500	2044	**	5	\$6,400	
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$2,900	
Plaster	65%			LIFE	**	5	\$11,500	
Wood	30%			LIFE	**	5	\$70,700	

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**  
**WILLIAMSBURGH BRANCH LIBRARY**  
**Asset # : 4201**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Interior</b>									
<b>Ceilings</b>									
AcousTileSusp.Lay-In	10%			2042	**	5	\$3,400		
Plaster	70%	Now	\$38,400	LIFE	**	5	\$15,000		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms</i>									
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms</i>									
Plaster	20%			LIFE	**	5	\$4,300		
<b>Site Enclosure</b>									
<b>Fence/Gates</b>									
Iron Picket	100%	0-2	\$3,500	2049	**				
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<b>Free Standing Walls</b>									
Masonry: Brick	100%	Now	\$700	2039	**				
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Throughout</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Limestone Masonry</i>									
<b>Retaining Walls</b>									
Concrete Masonry Unit	100%			2049	**				
<b>Site Pavements</b>									
<b>Public Sidewalk</b>									
Cast in Place Concrete	100%	0-2	\$11,400	2042	**				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<i>Sinking/Subsiding, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
<b>On-Site Walkways</b>									
Cast in Place Concrete	50%			2042	**				
Pavers/Stone	50%	2-4	\$300	2042	**				
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									

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

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**  
**WILLIAMSBURGH BRANCH LIBRARY**  
**Asset # : 4201**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Under 600 Volts</b>								
	Service Equipment							
	Molded Case Bkrs	100%			2029	\$3,100	5	\$600
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : The Service Equipment Consist Of A 1,200 Ampere C. Breaker. It Is In Satisfactory Condition.</i>					
<hr/>								
	Transformers							
	Dry Type	100%			2034	**	5	\$100
<hr/>								
	Switchgear / Switchboard							
	Fused Disc Sw	30%			2049	**	5	
	Molded Case Bkrs	70%			2029	\$27,500	5	\$400
<hr/>								
	Raceway							
	Conduit	90%			2039	**	1	
	Conduit	10%			2049	**	1	
<hr/>								
	Panelboards							
	Molded Case Bkrs	25%			2028	\$6,800	5	\$200
	Molded Case Bkrs	50%			2045	**	5	\$300
	Molded Case Bkrs	25%			2037	**	5	\$200
<hr/>								
	Wiring							
	Thermoplastic	90%			2039	**	1	
	Thermoplastic	10%			2049	**	1	
<hr/>								
	Motor Controllers							
	Locally Mounted	100%			2027	\$55,000	5	\$200
<hr/>								
<b>Ground</b>								
	Grounding Devices							
	Not Accessible	100%						
<hr/>								
<b>Lighting</b>								
	Interior Lighting							
	Fluorescent	25%			2034	**	10	\$5,300
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Main Area</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-8 Lamps</i>					
<hr/>								
	Fluorescent	10%			2024	\$27,900	10	\$2,100
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Main Floor And Basement</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures Are Old But Are In Satisfactory Condition.</i>					
<hr/>								
	Fluorescent	65%	Now	\$181,500	2039	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Offices And General Areas.</i>					
			<i>Explanation : Fixtures Are Old And Deteriorated Producing Low Output.</i>					

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Lighting</b>								
Egress Lighting Emergency, Battery	50%			2034	**	10	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout Building.</i>								
<i>Explanation : Relatively Modern Led Battery Pack Fixtures Are Installed. They Are In Good Condition.</i>								
Exit, Service	50%			2029	\$2,000	1		
Exterior Lighting HID	100%			2029	\$105,300	10	\$100	
<b>Alarm</b>								
Security System No Component Generic	80%	20%		2034	**	1	\$1,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : The Security System Consists Of CCTV Surveillance Camera System And Intrusion Alarm.</i>								
Fire/Smoke Detection No Component Generic, Analog	70%	30%		2024	\$86,700	1-3	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building.</i>								
<i>Explanation : Fire Alarm Panel Is Old, But In Satisfactory Condition.</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source Natural Gas	100%			2039	**	1		
Conversion Equipment Hot Water Boiler	100%			2027	\$201,400	1	\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Boiler</i>								
Distribution Hot Wtr Piping/Pump	100%			2037	**	4	\$1,100	
Terminal Devices Convactor/Radiator	100%			2034	**	1	\$7,400	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2037	**	1		

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System</b>	<b>Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>
<b>Air Conditioning</b>								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2029	\$148,100	2	\$1,000
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Refrigerant - Hcfc-22</i>								
	Split Unit	25%			2029	\$139,400		
	Window/Wall Unit	5%			2024	\$2,700	1	
<b>Distribution</b>								
	Ductwork/Diffusers	95%			LIFE	**	2	\$28,400
	No Component	5%						
<b>Ventilation</b>								
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%						
<b>Plumbing</b>								
H/C Water Piping								
	Brass/Copper	100%			2039	**	1	
Water Heater								
	Gas Fired	100%			2027	\$15,900	2	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 40 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2024	\$4,000	4	\$700
Fixtures								
	Generic	100%						
<b>Vertical Transport</b>								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
<b>Exterior</b>								
<b>Exterior Walls</b>								
Cast in Place Concrete	5%	0-2	\$4,900	LIFE	**	5	\$3,900	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Office Window Lintels</i>								
Masonry: Brick	85%	Now	\$44,900	LIFE	**	5	\$13,300	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Settling Cracks On South Side</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Is Above A Subway Easement. Building Shakes When Trains Pass Below</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$5,100	
<b>Windows</b>								
Glass Block	95%			LIFE	**	5	\$500	
Steel	5%	0-2	\$200	2040	**	5	\$200	
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Back Office</i>								
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$37,900	2029	\$378,800			
<i>Patching Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Mechanical Room</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Terrazzo	5%	Now	\$5,500	LIFE	**	5	\$400	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Main Entrance</i>								
<i>Explanation : Settlement Crack</i>								
Vinyl Tile	90%			2024	\$90,500	3	\$3,600	
<b>Interior Walls</b>								
Concrete Masonry Unit	40%	Now	\$33,700	LIFE	**	5	\$1,800	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Electrical / Storage Room, Back Office</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 1st Floor, Electrical/ Storage Room, Back Office</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Building Shakes As Subway Trains Pass Below Causing Cracks Within Interior Walls</i>								
Gypsum Board	60%			LIFE	**	5	\$4,100	
<b>Ceilings</b>								
AcousTileConcealSpLn	10%			2037	**	5	\$1,300	
AcousTileSusp.Lay-In	90%			2037	**	5	\$9,500	

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**BROOKLYN PUBLIC LIBRARY - 038**  
**WINDSOR TERRACE BRANCH LIBRARY**  
**Asset # : 13273**

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			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		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
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		
Alarm								
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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Furnace	100%	Now	\$900	2023	\$17,600	1	\$3,200	
<i>Not in Service, Extent : Severe, Area Affected : 15%</i>								
<i>Location : The Unit For Main Entrance</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room</i>								
<i>Explanation : 4 Units</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2032	\$22,500	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	70%			2023	\$111,000	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Equipment Room</i>								
Reciprocating Compr/Chiller	30%			2024	\$19,000	1	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Fan Coil - 2 Pipe	30%			2024	\$42,600	1	\$700	
No Component	70%							
Heat Rejection								
Dry Cooler	100%			2024	\$40,600	2	\$4,900	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans								
Interior	80%			2024	\$21,200	2	\$200	
Roof	20%			2024	\$2,500	2		
<b>Plumbing</b>								
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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