Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$145,200	
Interior Architecture		$150,300
Mechanical	$664,800	$86,900
Total	**$809,900**	**$237,200**
Importance Code A	$145,200	
Importance Code B	$664,800	$237,200
Total	**$809,900**	**$237,200**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$200	$4,500		$5,200
Interior Architecture	$47,400	$1,200		$2,100
Electrical	$200	$400	$200	$4,300
Mechanical	$4,400	$1,400	$2,800	$1,500
Site Enclosure	$3,200			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$59,300**	**$11,500**	**$6,900**	**$17,000**
Importance Code A	$1,000	$5,400	$800	$6,100
Importance Code B	$37,800	$5,500	$6,100	$11,000
Importance Code C	$20,500	$600		
Total	**$59,300**	**$11,500**	**$6,900**	**$17,000**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$145,200	LIFE	* *	5	$22,700	
Efflorescence, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Hallway By Elevator								
Masonry: Limestone	10%			LIFE	* *	5	$1,900	
Windows								
Aluminum	95%			2037	* *	5	$5,000	
Wood	5%	Now	$200	2037	* *	5	$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Toilet, Office								
Parapets								
Metal Cornice	100%			2044	* *	10		
Roof								
Asphalt Shingle	70%			2032	* *	10	$2,000	
Modified Bitumen	30%			2034	* *	10	$5,200	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$9,700	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Basement								
Ceramic Tile	5%			2032	* *	5	$1,100	
Vinyl Tile	75%	Now	$30,100	2029	$150,300	3	$6,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	$1,300	
Plaster	80%	Now	$17,300	LIFE	* *	5	$6,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Hallway By Elevator, Meeting Room								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Hallway By Elevator								
Wood	15%			LIFE	* *	5	$15,300	
Ceilings								
Gypsum Board	10%			LIFE	* *	5	$2,800	
Plaster	87%			LIFE	* *	5	$12,100	
Wood	3%			LIFE	* *	5	$5,800	
Site Enclosure								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	99%	Now	$3,200	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Front Of Building								
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Front Of Building								
Masonry: Brick	1%			2039	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2039	* *			
Retaining Walls								
Cast in Place Concrete	100%			2049	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	90%			2034	* *			
Masonry: Granite	10%			LIFE	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2034	* *			

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	1%			2024	$1,700	10	$200	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Incandescent	1%			2029	$1,700	2		
LED	98%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$2,000	
Exit, Service	50%			2034	* *	1		
Exterior Lighting								
HID	30%			2029	$19,600	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	$8,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$1,200	
Terminal Devices								
Convector/Radiator	100%			2027	$86,900	1	$5,300	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2023	$607,000	2	$1,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units In Basement								

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
ARLINGTON BRANCH LIBRARY
Asset # : 13233

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,100	
Exhaust Fans								
Interior	100%			2024	$57,800	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Electric	100%			2028	$14,300	4	$100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%	0-2	$2,500	2039	* *	4	$300	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$115,200	
Mechanical		$184,300
Total	**$115,200**	**$184,300**
Importance Code A	$115,200	
Importance Code B		$184,300
Total	**$115,200**	**$184,300**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$21,100	$7,500		$4,600
Interior Architecture	$19,200	$2,200		
Electrical	$4,300	$1,700	$1,400	$3,400
Mechanical	$2,500	$1,100	$2,900	$1,100
Site Enclosure	$1,200			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$52,300**	**$16,500**	**$8,200**	**$13,000**
Importance Code A	$21,900	$8,300	$800	$5,400
Importance Code B	$24,900	$8,200	$7,400	$7,600
Importance Code C	$5,500			
Total	**$52,300**	**$16,500**	**$8,200**	**$13,000**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	5%			LIFE	* *	5	$5,100	
Masonry: Brick	70%	0-2	$9,700	LIFE	* *	5	$15,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Chimney								
Masonry: Limestone	5%	Now	$6,300	LIFE	* *	5	$800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Pilasters								
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Columns								
Metal Panel	5%			2049	* *	5-10	$7,400	
Window Wall	15%	0-2	$3,300	2049	* *	5	$6,100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Entrance								
Windows								
Aluminum	100%			2045	* *	5	$7,900	
Parapets								
Masonry: Brick	70%	Now	$43,900	LIFE	* *	5	$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Interior Face								
Spalling, Extent : Moderate, Area Affected : 25%								
Location : Interior Face								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Limestone	5%	Now	$1,900	LIFE	* *	5	$200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Panel	5%			2049	* *	5	$700	
Metal Rail	20%			2042	* *	5-10	$12,400	
Roof								
Copper/Terne	5%			2044	* *	10	$2,200	
Modified Bitumen	93%	Now	$71,300	2034	* *			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Over Second Floor								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Over Second Floor								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Skylight, Metal/Glass	2%			2039	* *	10	$1,200	
Soffits								
Glass: Special Gauge	100%			LIFE	* *	1		
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$4,900	
Ceramic Tile	5%	0-2	$2,300	2038	* *	5	$600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Terrazzo	5%	0-2	$2,700	LIFE	* *	5	$900	
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Entrance								
Vinyl Tile	80%			2034	* *	3	$6,700	
Interior Walls								
Ceramic Tile	5%	0-2	$800	2038	* *	5	$700	
Adhesion Failure, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Concrete Masonry Unit	10%	Now	$1,200	LIFE	* *	5	$1,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Gypsum Board	60%			LIFE	* *	5	$9,500	
Masonry: Brick	10%			LIFE	* *			
Plaster	5%	Now	$2,200	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Main Room 1st And 2nd Floor								
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Main Room 1st And 2nd Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Main Room 1st And 2nd Floor								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Main Room 1st And 2nd Floor								
SGFT/Glazed Masonry	10%			LIFE	* *			

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	25%			2046	* *	5	$5,600	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Main Room 1st And 2nd Floor								
Exposed Concrete	10%			LIFE	* *	5	$300	
Gypsum Board	60%	Now	$7,200	LIFE	* *	5	$16,700	
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Basement								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Toilets And Basement								
Plaster	5%			LIFE	* *	5	$700	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%								
Location : Toilets And Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Toilets And Basement								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Free Standing Walls								
Masonry: Brick	100%	Now	$1,200	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rear Gate								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : Rear Gate								
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	90%			2046	* *			
Pavers/Stone	10%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	80%			2042	* *			
Pavers/Stone	20%			2038	* *			
Parking/Driveway								
Asphalt	85%			2038	* *			
Cast in Place Concrete	15%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	* *	5	$100	
Switchgear / Switchboard								
Air Circuit Breaker	100%			2049	* *	5	$100	

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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
BAY RIDGE BRANCH LIBRARY
Asset # : 13234

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

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

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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
BAY RIDGE BRANCH LIBRARY
Asset # : 13234

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	60%			2029	$23,100	1	$4,900	
Other Observation, Extent : Light, Area Affected : 60%								
Location : Roof								
Explanation : 3 Package Units								
Hot Water Boiler	40%			2042	* *	1	$3,300	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	40%			2037	* *	4	$500	
No Component	60%							
Terminal Devices								
Convector/Radiator	40%			2042	* *	1	$2,100	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2029	$184,300	2	$900	
R-22 Refrigerant, Extent : Light, Area Affected : 90%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 3 Package Units								
Split Unit	10%			2029	$34,900			
R-22 Refrigerant, Extent : Light, Area Affected : 10%								
Location : 1 Unit In Roof								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2029	$31,100	1	$500	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2029	$8,900	2	$1,200	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,200	
Exhaust Fans								
Roof	100%			2029	$27,200	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2027	$10,000	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$214,300	$38,300
Interior Architecture	$40,300	
Mechanical		$416,800
Total	**$254,600**	**$455,200**
Importance Code A	$214,300	$38,300
Importance Code B	$40,300	$416,800
Total	**$254,600**	**$455,200**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$74,600	$700		$700
Interior Architecture	$33,900	$3,200	$1,600	$1,900
Electrical	$9,300	$600	$500	$18,800
Mechanical	$29,900	$1,600	$3,700	$1,600
Site Enclosure	$4,600			
Site Pavements	$1,100			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$157,300**	**$10,100**	**$9,700**	**$27,000**
Importance Code A	$75,400	$1,500	$900	$1,800
Importance Code B	$58,200	$8,600	$7,800	$25,200
Importance Code C	$23,700		$1,000	
Total	**$157,300**	**$10,100**	**$9,700**	**$27,000**

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
BEDFORD BRANCH LIBRARY
Asset # : 13235

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	Now	$36,800	LIFE	* *	5	$38,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Chimney								
Crazing, Extent : Moderate, Area Affected : 10%								
Location : Chimney								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Chimney								
Masonry: Brick	85%	Now	$177,500	LIFE	* *	5	$27,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Spalling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$30,800	2037	* *	5	$1,700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Parapets								
Cast Stone/Terra Cotta	10%	Now	$4,900	LIFE	* *	5	$2,800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Masonry: Brick	80%	Now	$18,000	LIFE	* *	5	$2,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout Interior Face								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Over Classroom 2								
Metal Panel	10%			2049	* *	5	$1,400	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Asphalt Shingle	25%			2032	* *	10	$700	
Single Ply Membrane	75%	Now	$20,900	2034	* *			
Drains Clogged, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 2%								
Location : At Drains								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over 2nd Floor								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	23%			2025	$71,300	3	$7,900	
Cast in Place Concrete	5%			LIFE	* *	5	$2,500	
Ceramic Tile	5%			2038	* *	5	$1,100	
Marble Panels	2%			LIFE	* *	5	$300	
Vinyl Tile	65%	Now	$40,300	2034	* *	3	$5,600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : First Floor								
Loose Units, Extent : Moderate, Area Affected : 30%								
Location : First Floor And Mezzanine								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$2,100	
Concrete Masonry Unit	2%	Now	$1,000	LIFE	* *	5	$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Mechanical Room Near Auditorium								
Gypsum Board	40%			LIFE	* *	5	$10,000	
Masonry: Brick	5%			LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : At Areaways								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Foundation Wall At Boiler Room Corridor								
Plaster	48%	Now	$17,000	LIFE	* *	5	$6,000	
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Throughout Basement								

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2042	* *	5	$1,100	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
Gypsum Board	45%			LIFE	* *	5	$12,900	
Plaster	50%	Now	$15,900	LIFE	* *	5	$7,200	
Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Classroom 3								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Mezzanine, 2nd Floor Classrooms 2 And 4								
Site Enclosure								
Fence/Gates								
Chain Link	50%			2049	* *			
Iron Picket	50%	0-2	$4,600	2049	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	25%			2049	* *			
Masonry: Brick	75%			2039	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	70%			2042	* *			
Masonry: Granite	25%	4+	$1,100	LIFE	* *			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance								
Pavers/Stone	5%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 2%								
Location : South Side								
Activity Yard								
Cast in Place Concrete	75%			2042	* *			
Pavers/Stone	25%			2038	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2049	* *	5	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One 600 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2049	* *	5	$500	
Raceway								
Conduit	70%			2049	* *	1		
Conduit	30%			2029	$9,900	1		
Panelboards								
Fused Disc Sw	5%			2045	* *	5		
Molded Case Bkrs	85%			2045	* *	5	$400	
Molded Case Bkrs	10%			2028	$1,600	5		
Wiring								
Braided Cloth	30%	2-4	$8,800	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	70%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2042	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	60%			2034	* *	10	$9,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	40%			2034	* *	10	$6,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$2,100	
Exit, LED	30%			2057	* *	1		
Exit, Service	20%			2034	* *	1		
Exterior Lighting								
HID	100%			2034	* *	10	$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	$1,900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	* *	1-3	$3,200	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	* *	1	$8,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : One Unit								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	$1,300	2045	* *	4	$800	
Corroded, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Insul. Deteriorating, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Unbalanced System, Extent : Moderate, Area Affected : 30%								
Location : Not Enough Heat On 2nd Floor								
Terminal Devices								
Air Handler	30%			2029	$71,800	1	$3,200	
Convector/Radiator	70%			2042	* *	1	$3,900	
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	25%	0-2	$8,000	2027	$159,200	2	$200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : AC Room								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : AC Room								
Explanation : Inefficient Units. 3 Portable Units Being Used In Main Floor.								
Exterior Pkg Unit - Cooling	60%	0-2	$4,100	2029	$82,700	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof - 2 Units								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Roof								
Explanation : Inefficient Units								
Split Unit	15%			2029	$54,500			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Terminal Devices								
Fan Coil - 2 Pipe	15%			2029	$48,600	1	$800	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2029	$5,100	2	$1,800	
No Component	85%							
Ventilation								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$9,600	
Exhaust Fans								
Interior	40%			2029	$24,200	2	$200	
Roof	60%			2029	$17,000	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	70%			2039	* *	1		
Galvanized Steel	30%	0-2	$1,100	2027	$22,400	1		
Corroded, Extent : Moderate, Area Affected : 10%								
Location : Basement Lunch Room								
Water Heater								
Gas Fired	100%			2027	$10,400	2	$300	
Sanitary Piping								
Cast Iron	100%	Now	$12,500	LIFE	* *	1		
Other Observation, Extent : Severe, Area Affected : 20%								
Location : Franklin Avenue Side								
Explanation : Water Backs Up Into Basement Restroom, Boiler Room And Auditorium								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2021	$600	4	$500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : One Unit								

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$263,700	
Interior Architecture		$207,800
Electrical	$160,300	$51,900
Mechanical	$270,700	$141,800
Total	**$694,600**	**$401,500**
Importance Code A	$263,700	$89,800
Importance Code B	$431,000	$311,700
Total	**$694,600**	**$401,500**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$25,400			
Interior Architecture	$43,800		$1,800	$3,400
Electrical	$7,900	$2,300	$1,900	$6,600
Mechanical	$31,600	$2,200	$3,200	$52,400
Site Pavements	$2,200			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$114,800**	**$8,400**	**$10,800**	**$66,400**
Importance Code A	$44,000	$1,000	$1,000	$1,000
Importance Code B	$58,200	$7,500	$8,800	$65,400
Importance Code C	$12,600		$1,100	
Total	**$114,800**	**$8,400**	**$10,800**	**$66,400**

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
BOROUGH PARK BRANCH LIBRARY
Asset # : 13236

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	94%	Now	$84,300	LIFE	* *	5	$26,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : East Side And Bulkhead Stair								
Explanation : Tarps To Prevent Water Infiltration								
Masonry: Granite	3%	2-4	$5,300	LIFE	* *	5	$600	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Front Facade								
Masonry: Limestone	3%			LIFE	* *	5	$600	
Windows								
Aluminum	100%	Now	$16,800	2045	* *	5	$1,900	
Unit Inoperable, Extent : Moderate, Area Affected : 2%								
Location : Front Facade								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : North Side								
Parapets								
Masonry: Brick	95%	Now	$52,300	LIFE	* *	5	$2,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : South Facade								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Interior Face								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Above Second Floor Windows								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Covered With Tarp To Prevent Water Infiltration								
Masonry: Limestone	5%	Now	$3,300	LIFE	* *	5	$200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Explanation : Covered With Tarp To Prevent Water Infiltration								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	95%	Now	$127,100	2034	* *			
Alligatoring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Roof Flashing Around Stair								
Skylight, Metal/Glass	5%			2049	* *	10	$3,100	
Soffits								
Cement-Fiber Panel	100%			2029		10		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,000	
Ceramic Tile	5%			2038	* *	5	$1,400	
Terrazzo	5%			LIFE	* *	5	$1,100	
Vinyl Tile	83%	0-2	$20,800	2029	$207,800	3	$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Wood	2%			2044	* *	5	$1,000	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$2,100	
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Glass: Single Pane	2%			LIFE	* *	5	$600	
Gypsum Board	50%	Now	$1,900	LIFE	* *	5	$12,700	
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Office And Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Office And Basement								
Masonry: Brick	5%	0-2	$1,800	LIFE	* *			
Efflorescence, Extent : Moderate, Area Affected : 5%								
Location : Stair								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair								
Marble Panels	3%			LIFE	* *			
Plaster	25%	Now	$9,000	LIFE	* *	5	$3,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Staff Stair								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Staff Stair								
Wood	5%			LIFE	* *	5	$8,500	

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
BOROUGH PARK BRANCH LIBRARY
Asset # : 13236

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	$500	2042	* *	5	$1,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Basement								
Exposed Concrete	10%			LIFE	* *	5	$400	
Gypsum Board	65%	0-2	$4,000	LIFE	* *	5	$23,100	
Water Penetration, Extent : Light, Area Affected : 2%								
Location : Assembly								
Plaster	15%	Now	$5,900	LIFE	* *	5	$2,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Staff Stair								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Staff Stair								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	* *			
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%			2049	* *			
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$2,200	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2042	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2029	$1,400	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 400 Amperes Main Disconnect Switches For Building And Air Conditioning								
Fused Disc Sw	10%			2029	$200	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Amperes Main Disconnect Switch For Emergency								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	$34,200	5	$500	
Raceway								
Conduit	10%			2055	* *	1		
Conduit	90%			2029	$29,800	1		
Panelboards								
Fused Disc Sw	5%			2028	$800	5		
Molded Case Bkrs	75%			2051	* *	5	$400	
Molded Case Bkrs	20%			2028	$3,200	5	$100	
Wiring								
Braided Cloth	20%	2-4	$5,900	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Mechanical Room								
Thermoplastic	20%			2029	$5,900	1		
Thermoplastic	60%			2055	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,000	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	15%			2024	$31,100	10	$2,700	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	25%			2029	$51,900	10	$4,500	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	60%			2039	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$14,000	10	$2,400	
Exit, Service	50%			2029	$1,500	1		
Exterior Lighting								
Fluorescent	100%			2024	$66,400	10	$1,800	
Alarm								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2024	$62,700	1	$7,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm Only, Motion Sensors								
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	$12,100	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Furnace	20%			2034	* *	1	$1,900	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof								
Explanation : One Rooftop Package Unit								
Furnace	20%	0-2	$500	2029	$9,100	1	$1,700	
Not Energy Efficient, Extent : Moderate, Area Affected : 20%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 20%								
Location : Roof								
Explanation : One Rooftop Package Unit								
Hot Water Boiler	60%	Now	$18,000	2027	$89,800	1	$5,200	
Corroded, Extent : Severe, Area Affected : 60%								
Location : Basement Boiler Room								
Other Observation, Extent : Light, Area Affected : 60%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	60%			2037	* *	4	$900	
No Component	40%							
Terminal Devices								
Convector/Radiator	50%			2027	$52,000	1	$3,200	
Fan Coil Unit/Heat	10%			2024	$29,100	1	$600	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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BROOKLYN PUBLIC LIBRARY - 038
BOROUGH PARK BRANCH LIBRARY
Asset # : 13236

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2023	$82,600	2	$200	
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : 1 Unit Basement Boiler Room								
Ext Pkg Unit - Heating/Cooling	40%	0-2	$4,900	2024	$97,200	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 40%								
Location : 1 Unit On Roof								
Other Observation, Extent : Moderate, Area Affected : 40%								
Location : Roof								
Explanation : Not Energy Efficient								
Ext Pkg Unit - Heating/Cooling	40%			2034	* *	2	$500	
Other Observation, Extent : Light, Area Affected : 40%								
Location : Roof								
Explanation : 1 Rooftop Package Unit, R-410a								
Terminal Devices								
Fan Coil - 4 Pipe	20%			2024	$90,900	1	$1,300	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2024	$21,100	2	$2,700	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$10,900	
Exhaust Fans								
Interior	20%			2029	$13,800	2	$100	
Roof	80%			2034	* *	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%	Now	$7,200	2039	* *	1		
Leak Evident, Extent : Severe, Area Affected : 3%								
Location : Cold Water Pipe, Inside The Wall Of The 1st Floor Work Room.								
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor								
Explanation : There Is No Hot Water At Circulation Pump, Causing No Hot Water On Top Floor.								
Water Heater								
Gas Fired	100%			2027	$11,800	2	$300	
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
BOROUGH PARK BRANCH LIBRARY
Asset # : 13236

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit Goes Down Very Often.								

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Print Date : 12-Sep-2019

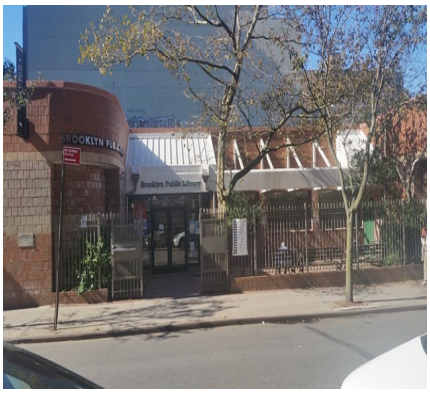
BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$9,100			$33,500
Interior Architecture		$8,200		
Electrical	$400	$500	$300	$500
Mechanical	$1,600	$1,300	$2,800	$1,300
Total	**$11,100**	**$10,000**	**$3,100**	**$35,300**
Importance Code A	$9,700	$600	$600	$34,100
Importance Code B	$1,400	$9,400	$2,500	$1,200
Importance Code C				
Total	**$11,100**	**$10,000**	**$3,100**	**$35,300**



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
BRIGHTON BEACH BRANCH LIBRARY
Asset # : 13237

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	* *	1-3	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room And Reading Areas								
Explanation : Duct Smoke Detectors, Bells And Horns								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Penthouse Mechanical Room								
Explanation : Two Gas Fired Hot Water Boilers								
Distribution								
Hot Wtr Piping/Pump	100%			2051	* *	4	$600	
Terminal Devices								
Air Handler	70%			2037	* *	1	$5,300	
Convector/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	$2,000	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		
Water Heater								
Gas Fired	100%			2027	$7,400	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$5,404,700	$541,300
Interior Architecture	$1,068,600	$1,023,000
Electrical	$1,879,100	$3,825,600
Mechanical	$4,565,300	$6,507,700
Total	**$12,917,700**	**$11,897,600**
Importance Code A	$5,404,700	$541,300
Importance Code B	$7,270,300	$10,756,700
Importance Code C	$242,800	$599,600
Total	**$12,917,700**	**$11,897,600**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$37,600	$32,300	$3,800	
Interior Architecture			$56,600	$21,200
Electrical	$6,400	$43,400	$13,100	$5,300
Mechanical	$150,000	$96,800	$209,500	$96,800
Elevators/Escalators	$41,300	$41,300	$41,300	$41,300
Total	**$235,300**	**$213,700**	**$324,300**	**$164,500**
Importance Code A	$72,200	$67,000	$43,000	$34,700
Importance Code B	$163,100	$146,700	$281,200	$129,900
Importance Code C				
Total	**$235,300**	**$213,700**	**$324,300**	**$164,500**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Bronze/Brass	2%			LIFE	* *			
Masonry: Brick	5%			LIFE	* *	5	$10,900	
Masonry: Granite	5%	Now	$148,600	LIFE	* *	5	$8,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	62%	0-2	$1,702,100	LIFE	* *	5	$101,600	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2047	* *	5-10	$75,100	
Metal Coiling Doors	2%	Now	$57,000	2032	* *	5	$6,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	10%	Now	$83,100	LIFE	* *	5	$71,000	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Stucco Cement	9%	Now	$65,500	2040	* *	5	$24,600	
Other Observation, Extent : Light, Area Affected : 25%								
Location : At Overhead Doors Facing Parking Area								
Explanation : Corroded Steel Lintels								
Windows								
Aluminum	15%			2043	* *	5	$7,500	
Bronze/Brass	60%	Now	$2,417,800	2035	* *	5	$94,100	
Air Infiltration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Hardware Missing, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glass Block	10%	Now	$86,400	LIFE	* *	5	$3,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : South Facade Facing Second Floor Roof								
Other Observation, Extent : Severe, Area Affected : 50%								
Location : South Facade Facing Second Floor Roof								
Explanation : Corroded Steel Support								
Steel	15%	0-2	$452,200	2052	* *	5	$47,000	
Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
Location : Stairs, Sections Of South Facades								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Stairs, Sections Of South Facades								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Stairs, Sections Of South Facades								

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	25%	Now	$31,900	LIFE	* *	5	$4,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	65%	Now	$150,200	LIFE	* *	5	$15,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Stucco Cement	10%	Now	$5,700	2040	* *	5	$2,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Roof								
Asphalt Macadam	15%			2037	* *	5	$23,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout 2015								
Modified Bitumen	73%			2037	* *	10	$173,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout 2015								
Plaza Roof: Stone Panels	10%			2047	* *			
Skylight, Metal/Glass	2%	Now	$241,700	2037	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : At Third Floor Roof Over Art And Music Areas								
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 10%								
Location : At Third Floor Roof Over Art And Music Areas								
Interior								
Floors								
Carpet	15%			2026	$1,133,600	3	$115,800	
Cast in Place Concrete	7%			LIFE	* *	5	$78,800	
Ceramic Tile	10%	Now	$114,700	2036	* *	5	$25,700	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Terrazzo	5%			LIFE	* *	5	$20,100	
Terrazzo	2%			LIFE	* *	5	$8,000	
Vinyl Tile	33%	Now	$664,500	2032	* *	3	$63,700	
Adhesion Failure, Extent : Moderate, Area Affected : 35%								
Location : Language Literature, Social Science, Book Storage Areas								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Language Literature, Social Science, Book Storage Areas								
Loose Units, Extent : Moderate, Area Affected : 20%								
Location : Language Literature, Social Science, Book Storage Areas								
Vinyl Tile	28%			2032	* *	3	$54,000	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	5%			LIFE	* *	5	$18,500	
Glass: Single Pane	5%			LIFE	* *	5	$34,600	
Gypsum Board	20%			LIFE	* *	5	$110,900	
Masonry: Brick	5%			LIFE	* *			
Marble Panels	2%	Now	$169,400	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : At Auditorium Exit								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At Auditorium Exit								
Plaster	43%	Now	$73,300	LIFE	* *	5	$119,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Balcony Corridor Facing Lobby								
Wood	10%			LIFE	* *	5	$369,600	
Recent Replace Evident, Extent : Light, Area Affected : 10%								
Location : New Auditorium								
Ceilings								
AcousTileConcealSpLn	15%			2040	* *	5	$94,000	
AcousTileConcealSpLn	20%	0-2	$46,600	2032	* *	5	$62,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
AcousTileSusp.Lay-In	10%			2040	* *	5	$50,100	
Exposed Concrete	10%			LIFE	* *	5	$7,800	
Gypsum Board	15%			LIFE	* *	5	$94,000	
Plaster	30%			LIFE	* *	5	$94,000	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2053	* *	5	$4,600	
Molded Case Bkrs	50%			2053	* *	5	$4,600	
Raceway								
Conduit	80%			2027	$207,200	1		
Conduit	20%			2053	* *	1		
Panelboards								
Fused Disc Sw	10%			2026	$15,500	5	$800	
Molded Case Bkrs	60%			2026	$92,800	5	$5,500	
Molded Case Bkrs	30%			2049	* *	5	$2,800	
Wiring								
Braided Cloth	30%	2-4	$77,900	2052	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	50%			2027	$129,900	1		
Thermoplastic	20%			2053	* *	1		
Motor Controllers								
Locally Mounted	70%			2025	$486,600	5	$1,700	
Variable Frequency Drive	30%			2044	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$5,100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
Fluorescent	65%			2027	$2,620,200	10	$208,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Using T-8 Lamps								
Fluorescent	20%			2035	* *	10	$64,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
Fluorescent	5%			2035	* *	10	$16,100	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2022	$201,600	10	$16,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Uisng T-12 Lamps								
LED	5%			2035	* *			

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Service	40%			2022	$79,200	1		
Emergency, Battery	10%			2035	* *	10	$8,400	
Exit, LED	10%			2062	* *	1		
Exit, Service	40%			2022	$23,000	1		
Exterior Lighting								
HID	100%			2022	$1,520,400	10	$1,100	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	* *	1	$13,100	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2032	* *	1-3	$21,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2047	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Tank Of 15,000 Gallons								
Conversion Equipment								
Steam Boiler	100%			2040	* *	1	$346,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Boilers								
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	* *	4	$25,900	
Terminal Devices								
Air Handler	60%			2022	$3,181,400	1	$129,900	
Convector/Radiator	40%			2032	* *	1	$45,200	
Air Conditioning								
Energy Source								
Electricity	30%			2035	* *	1		
Steam/HW System	70%			2037	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	85%			2035	* *	1	$138,000	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Chillers Penthouse								
Exterior Pkg Unit - Cooling	15%			2027	$458,000	2	$3,200	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Various Locations								
Explanation : Split Systems								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2037	* *	4	$25,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2027	$4,229,100	1	$216,400	
Heat Rejection								
Air Cooled Condenser Unit	15%			2027	$114,000	2	$36,600	
Water Cooling Tower	85%	Now	$24,300	2028	$1,216,300	2	$239,500	
Leak Evident, Extent : Severe, Area Affected : 25%								
Location : One Of The Cooling Towers								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$195,200	
Exhaust Fans								
Interior	95%	Now	$63,700	2022	$1,274,500	2	$8,100	
Noisy/Vibrating, Extent : Moderate, Area Affected : 5%								
Location : Fan Room								
Roof	5%			2027	$31,300	2	$500	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	* *	1		
Water Heater								
Gas Fired	100%			2025	$230,000	2	$5,100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2027	$57,500	4	$7,400	
Sewage Ejector(s)								
Compressed Air	100%			2027	$70,300	4	$3,500	
Fixtures								
Generic	100%							
Vertical Transport								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various Locations								
Explanation : Seven Units								
Escalators								
Under 20' Rise	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1-2								
Explanation : Two Units								
Fire Suppression								
Standpipe								
Generic	100%			2047	* *	1-5	$176,500	
Sprinkler								
No Component	60%							
Generic	40%			2047	* *	1-2	$39,200	

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Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	$124,900	
Electrical	$114,200	
Mechanical	$175,200	$75,100
Total	**$414,300**	**$75,100**
Importance Code B	$414,300	$75,100
Total	**$414,300**	**$75,100**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$13,900			$17,100
Interior Architecture	$24,400		$1,100	$1,700
Electrical	$12,000	$400	$400	$10,200
Mechanical	$9,400	$2,100	$3,100	$36,500
Site Enclosure	$800			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$64,600**	**$6,400**	**$8,700**	**$69,500**
Importance Code A	$14,500	$500	$500	$17,700
Importance Code B	$35,400	$5,900	$7,500	$51,700
Importance Code C	$14,800		$700	
Total	**$64,600**	**$6,400**	**$8,700**	**$69,500**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$21,000	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 20%								
Location : Throughout								
Masonry: Granite	5%			LIFE	* *	5	$900	
Masonry: Limestone	10%	Now	$5,700	LIFE	* *	5	$1,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear Window Sills								
Windows								
Aluminum	100%			2045	* *	5	$2,900	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	$1,500	
Metal Rail	40%			2046	* *	5-10	$21,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$1,800	
Roof								
Modified Bitumen	100%			2034	* *	10	$17,100	
Soffits								
Masonry: Brick	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$8,100	
Ceramic Tile	5%			2038	* *	5	$900	
Vinyl Tile	75%	Now	$124,900	2039	* *	3	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$1,400	
Concrete Masonry Unit	5%			LIFE	* *	5	$500	
Gypsum Board	50%			LIFE	* *	5	$8,200	
Masonry: Brick	10%	Now	$11,300	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout Basement								
Plaster	30%	Now	$3,500	LIFE	* *	5	$2,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								

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BROWNSVILLE BRANCH LIBRARY
Asset # : 13238

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Gypsum Board	25%			LIFE	* *	5	$5,800	
Plaster	75%	Now	$9,600	LIFE	* *	5	$8,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout Basement								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Retaining Walls								
Cast in Place Concrete	25%			2049	* *			
Masonry: Brick	75%	Now	$800	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Ramp								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	75%			2042	* *			
Pavers/Stone	25%			2038	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2034	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$1,600	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Amperes Each								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	$34,200	5	$300	
Raceway								
Conduit	100%			2029	$33,200	1		
Panelboards								
Fused Disc Sw	5%			2028	$800	5		
Molded Case Bkrs	95%			2028	$15,000	5	$300	
Wiring								
Braided Cloth	40%	2-4	$11,700	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	60%			2029	$17,600	1		

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Asset # : 13238

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2027	$32,000	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	65%			2024	$72,300	10	$6,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	30%			2034	* *	10	$2,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2034	* *	10	$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Compact Fluorescent Light Fixtures								
Egress Lighting								
Emergency, Battery	50%			2029	$7,500	10	$1,300	
Exit, Service	50%			2029	$800	1		
Exterior Lighting								
HID	100%			2024	$41,900	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	* *	1-3	$1,900	

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$800	
Terminal Devices								
Air Handler	40%			2024	$58,500	1	$2,600	
Convector/Radiator	60%			2034	* *	1	$2,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	85%	Now	$7,500	2029	$75,100	1	$3,700	
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Facility In Back Yard (Not Accessible)								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st And Mezzanine								
Explanation : 4 Portable Units Being Used								
Window/Wall Unit	15%			2024	$3,300	1		
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2039	* *	4	$500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	$116,700	1	$6,500	
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,900	
Exhaust Fans								
Interior	70%			2024	$25,900	2	$200	
Roof	30%			2024	$5,200	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2027	$6,300	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, 1st, Mezzanine								
Explanation : One Unit								

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

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

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$161,500	
Interior Architecture		$103,100
Electrical	$78,900	
Mechanical	$82,500	$88,900
Total	**$322,900**	**$192,100**
Importance Code A	$161,500	
Importance Code B	$161,400	$192,100
Total	**$322,900**	**$192,100**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		$22,100		$17,200
Interior Architecture	$37,800	$300	$800	$1,900
Electrical	$23,800	$300	$400	$46,600
Mechanical	$3,500	$2,500	$2,300	$59,700
Site Pavements	$2,800			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$71,800**	**$29,300**	**$7,400**	**$129,400**
Importance Code A	$500	$22,600	$500	$17,800
Importance Code B	$53,800	$6,600	$6,400	$111,600
Importance Code C	$17,500		$500	
Total	**$71,800**	**$29,300**	**$7,400**	**$129,400**

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
BUSHWICK BRANCH LIBRARY
Asset # : 13239

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%	Now	$38,900	LIFE	* *	5	$17,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Columns At Main Entrance								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance								
Masonry: Brick	85%	0-2	$122,600	LIFE	* *	5	$19,200	
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Metal Panel	5%			2039	* *	5-10	$7,800	
Corrosion/Rusting, Extent : Light, Area Affected : 5%								
Location : Equipment Screen								
Windows								
Wood	100%			2037	* *	5	$44,200	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$1,400	
Recent Repair Evident, Extent : N/A, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	90%			LIFE	* *	5	$1,600	
Recent Repair Evident, Extent : N/A, Area Affected : 75%								
Location : Throughout								
Roof								
Modified Bitumen	95%			2034	* *	10	$14,400	
Drains Clogged, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Single Ply Membrane	5%			2034	* *	10	$800	
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
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
BUSHWICK BRANCH LIBRARY
Asset # : 13239

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	Now	$1,500	LIFE	* *	5	$1,500	
Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%								
Location : Basement Mechanical Room								
Ceramic Tile	5%			2038	* *	5	$700	
Worn/Eroded, Extent : Light, Area Affected : 25%								
Location : Throughout								
Sheet Vinyl/Rubber	5%			2034	* *	5	$1,000	
Vinyl Tile	85%	Now	$10,300	2029	$103,100	3	$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$900	
Plaster	95%	Now	$14,700	LIFE	* *	5	$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement Corridor, Mezzanine Office								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Mezzanine Floor								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement Corridor, Mezzanine Office								
Ceilings								
AcousTileConcealSpLn	90%	Now	$10,400	2046	* *	5	$7,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : South Wall								
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : First Floor								
Water Penetration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : First Floor								
AcousTileSusp.Lay-In	5%			2042	* *	5	$700	
Plaster	5%	Now	$900	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Mezzanine Floor								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Mezzanine Floor								
Site Enclosure								
Fence/Gates								
Iron Picket	90%			2049	* *			
Masonry: Brick	10%			2039	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2049	* *			
Retaining Walls								
Concrete Masonry Unit	100%			2039	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	75%			2034	* *			
Pavers/Stone	25%	4+	$1,300	2032	* *			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Parking/Driveway								
Asphalt	100%	0-2	$1,500	2032	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Light, Area Affected : 5%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	$800	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 200 Amperes								
Molded Case Bkrs	50%			2029	$800	5		$100
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%			2029	$34,200	5		$300
Raceway								
Conduit	20%			2049	* *	1		
Conduit	80%			2029	$26,500	1		
Panelboards								
Fused Disc Sw	5%			2045	* *	5		
Molded Case Bkrs	75%			2028	$11,900	5		$200
Molded Case Bkrs	20%			2045	* *	5		$100
Wiring								
Braided Cloth	80%	2-4	$23,500	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2049	* *	1		
Motor Controllers								
Locally Mounted	80%			2027	$25,600	5		$100
Locally Mounted	20%			2034	* *	5		

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	70%			2024	$78,900	10	$6,800	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Reading Areas								
Fluorescent	25%			2037	* *	10	$2,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	5%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$1,300	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	10%			2024	$4,300	10		
LED	20%			2037	* *			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	$1,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	$35,000	1-3	$2,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Smoke Detector And Fire Alarm Control Panel								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$800	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	60%			2029	$88,900	1	$4,000	
Convector/Radiator	40%			2034	* *	1	$1,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2034	* *	1	$3,500	
Other Observation, Extent : Light, Area Affected : 70%								
Location : Mezzanine Roof								
Explanation : 2 Units, R-410a								
Exterior Pkg Unit - Cooling	30%			2024	$25,600	2	$200	
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : 1 Unit, Mezzanine Roof								
Terminal Devices								
Air Handler/Dir Expansion	70%			2024	$82,500	1		
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2034	* *	2	$5,200	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,900	
Exhaust Fans								
Interior	70%			2024	$26,300	2	$200	
Roof	30%			2024	$5,300	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2027	$6,400	2	$200	
Sanitary Piping								
Cast Iron	100%	Now	$1,500	LIFE	* *	1		
Blockage /Clogged, Extent : Severe, Area Affected : 3%								
Location : Basement Staff Restroom								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2029	$3,000	4	$600	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

Asset Name	: **CANARSIE BRANCH LIBRARY**		
Address	: **1580 ROCKAWAY PKWY @AVE J**		
Borough	: **BROOKLYN**	**Agency's Number**	: **34**
Program / Asset #	: **BPL0C00.000 / 13620**	**Yr Built/Renovated**	: **1960 / 2008**
Area Sq Ft	: **9,470**	**Project Type**	: **BROOKLYN PUBLIC LIBRARY**
Date of Survey	: **19-Mar-2013**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Floors 1**		
Block	: **8204** **Lot** : **68**	**BIN**	: **3230120**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		$173,000
Total		**$173,000**
Importance Code A		$173,000
Total		**$173,000**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$38,100			$7,100
Interior Architecture	$6,700		$2,100	
Electrical	$500	$10,200	$400	$1,900
Mechanical	$600	$28,300	$1,200	$500
Total	**$45,900**	**$38,500**	**$3,600**	**$9,500**
Importance Code A	$38,600	$500	$500	$9,100
Importance Code B	$7,300	$38,100	$3,000	$400
Importance Code C			$100	
Total	**$45,900**	**$38,500**	**$3,600**	**$9,500**

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
CANARSIE BRANCH LIBRARY
Asset # : 13620

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	35%	Now	$9,700	LIFE	* *	5	$3,000	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : East Facade, North Facade								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : North Facade								
Stucco Cement	65%			2029	$173,000	5	$14,100	
Windows								
Aluminum	50%			2046	* *	5	$600	
Aluminum	50%	Now	$28,100	2049	* *	5	$300	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : East Facade								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : East Facade								
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,600	
Ceramic Tile	5%			2033	* *	5	$700	
Vinyl Tile	90%			2032	* *	3	$4,800	
Interior Walls								
Ceramic Tile	5%			2033	* *	5	$200	
Concrete Masonry Unit	10%			LIFE	* *	5	$200	
Gypsum Board	85%			LIFE	* *	5	$2,400	
Ceilings								
AcousTileSusp.Lay-In	95%			2041	* *	5	$13,500	
Exposed Concrete	5%			LIFE	* *	5	$100	

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Furnace	100%			2032	* *	1	$4,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Equipment Room								
Explanation : 2 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Window/Wall Unit	100%			2022	$19,600	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,300	
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Electric	100%			2022	$8,300	4	$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$1,400	4	$300	
Fixtures								
Generic	100%							

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$209,700	
Interior Architecture		$117,300
Electrical	$56,200	
Mechanical		$107,500
Total	**$266,000**	**$224,800**
Importance Code A	$209,700	$107,500
Importance Code B	$56,200	$117,300
Total	**$266,000**	**$224,800**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$46,800	$7,900		
Interior Architecture	$17,700	$800	$2,200	
Electrical	$12,100	$500	$600	$4,400
Mechanical	$1,300	$1,100	$2,100	$900
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$81,900**	**$14,300**	**$8,800**	**$9,300**
Importance Code A	$47,500	$8,600	$700	$900
Importance Code B	$17,600	$5,700	$7,500	$8,400
Importance Code C	$16,800		$600	
Total	**$81,900**	**$14,300**	**$8,800**	**$9,300**

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
CARROLL GARDENS BRANCH LIBRARY
Asset # : 13241

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%	0-2	$209,700	LIFE	* *	5	$32,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Various Locations Throughout								
Spalling, Extent : Light, Area Affected : 15%								
Location : Various Locations Throughout								
Vegetation Growth, Extent : Moderate, Area Affected : 8%								
Location : Rear And Side								
Masonry: Limestone	5%			LIFE	* *	5	$1,300	
Masonry: Sandstone	3%	Now	$26,100	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Base Throughout								
Loose/Delam Surface, Extent : Moderate, Area Affected : 25%								
Location : Base Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Base								
Explanation : This Is Actually Bluestone								
Windows								
Aluminum	80%			2037	* *	5	$3,900	
Steel	20%			2037	* *	5	$12,000	
Parapets								
Masonry: Brick	70%	Now	$20,700	LIFE	* *	5	$1,700	
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Exterior Face								
Masonry: Limestone	30%			LIFE	* *	5	$900	
Roof								
Copper/Terne	5%			2057	* *	10	$1,500	
Modified Bitumen	95%			2037	* *	10	$11,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout, 2012								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	2%			LIFE	* *	5	$600	
Ceramic Tile	3%	0-2	$900	2032	* *	5	$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Bathrooms								
Marble Panels	5%			LIFE	* *	5	$500	
Vinyl Tile	90%			2029	$117,300	3	$4,900	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$1,100	
Gypsum Board	5%			LIFE	* *	5	$700	
Plaster	90%	0-2	$16,800	LIFE	* *	5	$6,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Elevator Foyer								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2042	* *	5	$900	
AcousTileSusp.Lay-In	5%			2042	* *	5	$700	
Plaster	90%			LIFE	* *	5	$8,300	
Recent Repair Evident, Extent : Light, Area Affected : 75%								
Location : Throughout, 2012								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Free Standing Walls								
Masonry: Brick	100%			2039	* *			
Retaining Walls								
Masonry: Brick	98%			2049	* *			
Masonry: Fieldstone	2%			2039	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	95%			2042	* *			
Pavers/Stone	5%			2038	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$1,600	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 500 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	$34,200	5	$400	
Raceway								
Conduit	5%			2049	* *	1		
Conduit	95%			2029	$31,500	1		
Panelboards								
Fused Disc Sw	5%			2028	$800	5		
Molded Case Bkrs	95%			2028	$15,000	5	$400	
Wiring								
Braided Cloth	40%	2-4	$11,700	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	50%			2029	$14,700	1		
Thermoplastic	10%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,000	5	$100	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	10%			2034	* *	10	$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mezzanine								
Explanation : T-8 Lamps								
Fluorescent	5%			2034	* *	10	$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
LED	85%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$1,700	
Exit, Service	50%			2034	* *	1		
Exterior Lighting								
HID	100%			2024	$56,200	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	$1,600	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	* *	1-3	$2,600	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : Old Oil Tank Abandoned In Place								
Conversion Equipment								
Hot Water Boiler	100%			2027	$107,500	1	$7,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Sub-basement								
Explanation : One Gas Fired Hot Water Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$1,000	
Terminal Devices								
Convector/Radiator	50%			2042	* *	1	$2,300	
Not Accessible	50%							
Air Conditioning								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Not Accessible	100%							
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$7,800	
Exhaust Fans								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2029	$8,500	2	$200	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2034	* *	4	$400	
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To Mezzanine								
Explanation : One Unit								

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Electrical		$42,700
Mechanical	$59,600	$256,700
Total	**$59,600**	**$299,500**
Importance Code A	$59,600	
Importance Code B		$299,500
Total	**$59,600**	**$299,500**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$45,700		$4,700	
Interior Architecture	$12,500		$1,800	$100
Electrical	$600	$400	$500	$400
Mechanical	$3,000	$1,200	$1,500	$1,000
Site Pavements	$600			
Total	**$62,400**	**$1,500**	**$8,400**	**$1,600**
Importance Code A	$45,700	$400	$5,100	$400
Importance Code B	$6,600	$1,100	$3,300	$1,200
Importance Code C	$10,100			
Total	**$62,400**	**$1,500**	**$8,400**	**$1,600**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	* *	5	$24,200	
Metal Panel	5%			2050	* *	5-10	$4,500	
Pre-Cast Concrete	3%			LIFE	* *	5	$2,600	
Windows								
Aluminum	90%			2046	* *	5	$300	
Glass Block	10%			LIFE	* *	5		
Parapets								
Masonry: Brick	80%			LIFE	* *	5-10	$37,700	
Metal Panel	5%			2050	* *	5	$1,300	
Metal: Cage/Fence	15%			2043	* *	5-10	$8,000	
Roof								
Modified Bitumen	90%			2035	* *	10	$10,100	
Skylight, Metal/Glass	10%			2050	* *	10	$3,700	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,200	
Paint Peeling, Extent : Light, Area Affected : 25%								
Location : Mechanical Room								
Ceramic Tile	5%			2039	* *	5	$300	
Vinyl Tile	90%			2035	* *	3	$1,900	
Interior Walls								
Concrete Masonry Unit	20%			LIFE	* *	5	$1,700	
Gypsum Board	80%			LIFE	* *	5-10	$14,200	
Ceilings								
AcousTileSusp.Lay-In	40%			2043	* *	5	$2,300	
Exposed Struc: Steel	5%			LIFE	* *	10	$600	
Fiber Board	45%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Seating Area								
Explanation : Actual Material Is Fabric Panel								
Gypsum Board	10%			LIFE	* *	5-10	$2,000	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Along Nostrand Avenue								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$600	2043	* *			
Misaligned/Bulging, Extent : Light, Area Affected : 5%								
Location : Along Nostrand Avenue								
On-Site Walkways								
Pavers/Stone	100%			2039	* *			

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Rated At 500 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	* *	5	$200	
Raceway								
Conduit	100%			2040	* *	1		
Panelboards								
Fused Disc Sw	10%			2038	* *	5		
Molded Case Bkrs	90%			2038	* *	5	$200	
Wiring								
Thermoplastic	100%			2040	* *	1		
Motor Controllers								
Locally Mounted	100%			2035	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
LED	100%			2035	* *			
Egress Lighting								
Emergency, Battery	50%			2030	$5,600	10	$900	
Exit, Service	50%			2030	$600	1		
Exterior Lighting								
LED	50%			2035	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter								
Explanation : Operated Via Photocell								
No Component	50%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	* *	1	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Surveillance Cameras								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2030	$42,700	1-3	$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells, Manual Pull Station, Strobe Lights								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2040	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	$59,600	2050	* *	1	$3,500	
On Extended Life, Extent : Severe, Area Affected : 100%								
Location : Boiler Room								
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	$600	
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Boiler Room								
Explanation : Pump Controls Issues								
Terminal Devices								
Air Handler	85%			2025	$92,400	1	$4,100	
Convector/Radiator	15%			2035	* *	1	$400	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2028	$164,400	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Equipment Room								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,900	
Exhaust Fans								
Roof	100%			2030	$12,800	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Gas Fired	100%			2025	$4,700	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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$63,700	$318,500
Interior Architecture		$81,400
Electrical		$117,900
Total	**$63,700**	**$517,800**
Importance Code A	$63,700	$318,500
Importance Code B		$199,300
Total	**$63,700**	**$517,800**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$38,600			
Interior Architecture	$21,000		$500	$1,000
Electrical	$2,000	$400	$400	$600
Mechanical	$11,700	$800	$5,000	$800
Site Enclosure	$1,900			
Total	**$75,200**	**$1,200**	**$5,900**	**$2,500**
Importance Code A	$39,000	$400	$400	$400
Importance Code B	$29,400	$900	$5,300	$2,100
Importance Code C	$6,900		$200	
Total	**$75,200**	**$1,200**	**$5,900**	**$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
CLINTON HILL BRANCH LIBRARY
Asset # : 13242

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$19,900	
Stucco Cement	30%	Now	$28,400	2043	* *	5	$5,300	
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : Throughout Lower Portion Of Aggregate Band								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Continuous Band At Top Of Wall								
Explanation : Exposed Aggregate Finish								
Windows								
Aluminum	100%			2046	* *	5	$600	
Roof								
Modified Bitumen	100%	Now	$63,700	2030	$318,500			
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Various Locations In The Main Reading Room								
Soffits								
Stucco Cement	100%			2035	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Window And Door Soffits								
Explanation : This Is Actually An Exposed Aggregate Finish								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$4,600	
Ceramic Tile	5%			2033	* *	5	$500	
Panel/Paver: Cer/Brk	5%			2046	* *	5	$1,200	
Vinyl Tile	80%			2030	$81,400	3	$4,200	
Interior Walls								
Ceramic Tile	5%			2033	* *	5	$500	
Concrete Masonry Unit	70%			LIFE	* *	5	$5,100	
Gypsum Board	25%			LIFE	* *	5-10	$3,900	
Ceilings								
AcousTileSusp.Lay-In	80%	4+	$7,700	2043	* *	5	$4,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Of South Wall Of Main Reading Room								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Perimeter Of South Wall Of Main Reading Room								
Exposed Struc: Steel	10%			LIFE	* *	10	$2,100	
Gypsum Board	10%			LIFE	* *	5-10	$3,600	
Site Enclosure								
Fence/Gates								
Chain Link	60%	Now	$1,900	2050	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : North Alleyway								
Iron Picket	40%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	$1,700	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	$37,200	5	$200	
Raceway								
Conduit	100%			2030	$36,100	1		
Panelboards								
Fused Disc Sw	5%			2029	$900	5		
Molded Case Bkrs	95%			2029	$16,300	5	$200	
Wiring								
Thermoplastic	100%			2030	$31,900	1		
Motor Controllers								
Locally Mounted	100%			2028	$17,400	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	20%			2025	$17,300	10	$1,400	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
LED	80%			2035	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$900	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
HID	50%			2025	$16,300	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter								
Explanation : Operated Via Timer								
No Component	50%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2035	* *	1	$2,000	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2025	$44,700	1-3	$2,400	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Furnace	100%			2035	* *	1	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$12,200	
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	* *	1	$4,600	
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	* *	2	$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,600	
Exhaust Fans								
Roof	100%			2035	* *	2	$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2043	* *	1		
Water Heater								
Gas Fired	100%	Now	$4,900	2030	$4,900	2	$100	
Broken, Extent : Severe, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 40 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

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

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$294,300	$283,200
Electrical		$14,800
Total	**$294,300**	**$298,000**
Importance Code A	$294,300	$283,200
Importance Code B		$14,800
Total	**$294,300**	**$298,000**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$26,200			
Interior Architecture	$68,800	$3,700	$1,700	$1,400
Electrical	$800	$700	$800	$700
Mechanical	$10,300	$1,500	$6,900	$1,200
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$110,200**	**$9,900**	**$13,300**	**$7,200**
Importance Code A	$26,900	$700	$700	$700
Importance Code B	$66,200	$9,200	$12,000	$6,500
Importance Code C	$17,000		$600	
Total	**$110,200**	**$9,900**	**$13,300**	**$7,200**

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
CONEY ISLAND BRANCH LIBRARY
Asset # : 13243

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	$43,600	LIFE	* *	5	$27,300	
Vertical Cracks, Extent : Moderate, Area Affected : 5%								
Location : At Rear Facade And Stair Bulkhead On Roof.								
Masonry: Granite	5%			LIFE	* *	5	$2,600	
Metal/Glass Curt Wall	15%			LIFE	* *	5	$19,200	
Thermally Inefficient, Extent : Light, Area Affected : 100%								
Location : Main Entrance								
Windows								
Aluminum	75%	Now	$1,200	2046	* *	5	$700	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 1st Floor Office Rear Window								
Under Construction	25%							
Parapets								
Cast Stone/Terra Cotta	15%	Now	$70,100	LIFE	* *	5	$4,000	
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Covered With Protective Single Ply Rubber Due To Damage								
Masonry: Brick	85%	Now	$180,600	LIFE	* *	5	$3,000	
Spalling, Extent : Light, Area Affected : 30%								
Location : Above Parapet Wall Base Counter Flashing								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Covered With Protective Single Ply Rubber Due To Damage								
Roof								
Modified Bitumen	95%	Now	$14,200	2030	$283,200			
Blisters, Extent : Light, Area Affected : 10%								
Location : Adjacent To Mechanical Equipment On Main Roof								
Skylight, Metal/Glass	5%			2040	* *	10	$3,500	
Deteriorated Finish, Extent : Light, Area Affected : 100%								
Location : Stair Bulkhead Roof And Main Roof								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	10%			2031	* *	3	$3,100	
Cast in Place Concrete	10%			LIFE	* *	5	$9,200	
Ceramic Tile	10%			2043	* *	5	$2,100	
Terrazzo	15%			LIFE	* *	5	$4,900	
Vinyl Tile	55%	Now	$10,400	2035	* *	3	$4,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Throughout 1st And 2nd Floors								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2043	* *	5	$1,300	
Glass: Single Pane	5%			LIFE	* *	5	$1,900	
Gypsum Board	50%			LIFE	* *	5-10	$21,400	
Masonry: Brick	15%			LIFE	* *	10	$1,100	
Plaster	25%	Now	$1,100	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwell At Roof Bulkhead								
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Stairwell At Roof Bulkhead								
Ceilings								
AcousTileSusp.Lay-In	30%			2047	* *	5	$5,400	
Gypsum Board	35%			LIFE	* *	5-10	$21,600	
Plaster	25%			LIFE	* *	5-10	$7,700	
Paint Peeling, Extent : Light, Area Affected : 10%								
Location : Stairwell								
Wood	10%			LIFE	* *	5	$31,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			
Other Observation, Extent : Light, Area Affected : 75%								
Location : Along Mermaid Avenue And 19th Street								
Explanation : Under Construction								
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			
Parking/Driveway								
Asphalt	95%			2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : North Side Of Building								
Explanation : For NYC Zipcars								
Cast in Place Concrete	5%			2043	* *			

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Molded Case Bkrs	100%			2046	* *	5	$400	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2035	* *	10	$10,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2030	$14,800	10	$1,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Incandescent	10%			2030	$14,800	2		
Egress Lighting								
Emergency, Service	50%			2030	$3,600	1		
Exit, LED	50%			2058	* *	1		
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	* *	1	$2,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First And Second Floor								
Explanation : Cameras								
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2035	* *	1-3	$4,300	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	* *	1	$6,900	
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	$1,000	
Terminal Devices								
Convector/Radiator	100%			2043	* *	1	$4,500	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Split Unit	50%			2035	* *			
Under Construction	50%							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$22,800	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$12,400	
Exhaust Fans								
Roof	100%			2035	* *	2	$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater								
Gas Fired	100%			2028	$8,500	2	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical								
Explanation : One 50 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st To 2nd Floor								
Explanation : One Unit								

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		$128,900
Interior Architecture		$38,400
Electrical		$79,400
Total		**$246,700**
Importance Code A		$128,900
Importance Code B		$117,800
Total		**$246,700**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$32,800		$200	
Interior Architecture	$7,700		$100	$500
Electrical	$10,500	$400	$500	$400
Mechanical	$7,100	$1,300	$5,200	$1,100
Site Pavements	$1,700			
Total	**$59,800**	**$1,700**	**$6,000**	**$2,100**
Importance Code A	$33,200	$400	$500	$400
Importance Code B	$20,400	$1,400	$5,500	$1,700
Importance Code C	$6,200			
Total	**$59,800**	**$1,700**	**$6,000**	**$2,100**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%			LIFE	* *	5	$19,800	
Windows								
Aluminum	100%			2038	* *	5	$300	
Parapets								
Masonry: Brick	95%			LIFE	* *	5-10	$11,800	
Metal Panel	5%			2050	* *	5	$400	
Roof								
Modified Bitumen	100%	Now	$12,900	2030	$128,900			
Alligatoring, Extent : Moderate, Area Affected : 20%								
Location : Seams								
Blisters, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 60%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 15%								
Location : Throughout Main Roof								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Over Meeting Room And Kitchen								
Interior								
Floors								
Ceramic Tile	5%			2033	* *	5	$200	
Vinyl Tile	95%			2030	$38,400	3	$2,100	
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	$8,000	
Glass: Single Pane	2%			LIFE	* *	5	$300	
Gypsum Board	3%			LIFE	* *	5-10	$500	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	$1,700	2043	* *	5	$2,000	
Staining/Discoloring, Extent : Light, Area Affected : 5%								
Location : Meeting Room And Kitchen								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Meeting Room And Kitchen								
Exposed Struc: Steel	5%			LIFE	* *	10	$400	
Gypsum Board	5%			LIFE	* *	5-10	$800	
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	$1,700	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Entry Courtyard								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Entry Courtyard								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2040	* *	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 200 Ampere Main Disconnect Switches								
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
Ground								
Grounding Devices								
Generic	100%	2-4	$10,100	LIFE	* *	5		$100
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	70%			2030	$55,600	10		$4,800
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Fluorescent	30%			2030	$23,800	10		$2,100
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout								
Egress Lighting								
Emergency, Battery	50%			2035	* *	10		$900
Exit, LED	50%			2058	* *	1		
Exterior Lighting								
Incandescent	25%			2030	$6,400	2		
LED	25%			2035	* *			
No Component	50%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2035	* *	1		$2,000

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2035	* *	1-3	$2,300	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	* *	1	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	$600	
Terminal Devices								
Air Handler	70%			2035	* *	1	$3,300	
Convector/Radiator	30%			2043	* *	1	$700	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	* *	1	$3,500	
R-134a Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$12,200	
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	$6,600	
Exhaust Fans								
Interior	70%			2035	* *	2	$200	
Roof	30%			2035	* *	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Gas Fired	100%			2028	$4,500	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 40 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$35,600	
Total	**$35,600**	
Importance Code A	$35,600	
Total	**$35,600**	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$33,000			
Interior Architecture	$34,000			$1,100
Electrical	$400	$200	$300	$200
Mechanical	$5,300	$800	$3,500	$900
Total	**$72,700**	**$1,000**	**$3,800**	**$2,200**
Importance Code A	$33,400	$300	$300	$300
Importance Code B	$28,600	$700	$3,400	$1,700
Importance Code C	$10,800			$100
Total	**$72,700**	**$1,000**	**$3,800**	**$2,200**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	95%	4+	$29,800	LIFE	* *	5	$8,600	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : East Side Exit								
Metal Panel	5%			2050	* *	5-10	$5,000	
Windows								
Aluminum	100%			2046	* *	5	$1,200	
Parapets								
Concrete Masonry Unit	90%			LIFE	* *	5-10	$2,000	
Pre-Cast Concrete	10%			LIFE	* *	5	$500	
Roof								
Metal Panel	95%			2043	* *	10	$35,600	
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Throughout								
Modified Bitumen	5%	0-2	$700	2035	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	20%			LIFE	* *	5	$9,000	
Paint Peeling, Extent : Light, Area Affected : 15%								
Location : Basement Boiler Room								
Ceramic Tile	5%	4+	$200	2039	* *	5	$300	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Public Toilets								
Vinyl Tile	75%	2-4	$3,500	2035	* *	3	$2,900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 5%								
Location : Throughout								
Interior Walls								
Cast in Place Concrete	20%			LIFE	* *	10	$5,000	
Ceramic Tile	3%			2039	* *	5	$300	
Concrete Masonry Unit	2%			LIFE	* *	5	$200	
Gypsum Board	30%			LIFE	* *	5-10	$5,100	
Plaster	45%			LIFE	* *	5-10	$3,800	

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
CYPRESS HILLS BRANCH LIBRARY
Asset # : 14460

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	20%	4+	$1,900	2043	* *	5	$1,100	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Back Office Areas								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Gypsum Board	30%			LIFE	* *	5-10	$11,200	
Plaster	50%			LIFE	* *	5-10	$9,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Deteriorated Finish, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 600 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	* *	5	$200	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	10%			2046	* *	5		
Molded Case Bkrs	90%			2046	* *	5	$200	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	20%			2035	* *	10	$1,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	80%			2035	* *	10	$5,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$800	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
HID	50%			2035	* *	10		
No Component	50%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	$800	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2035	* *	1-3	$1,300	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	* *	1	$3,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 3 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	$500	
Terminal Devices								
Convector/Radiator	50%			2043	* *	1	$1,100	
Fan Coil Unit/Heat	50%			2035	* *	1	$1,100	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2035	* *	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Rooftop Units								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	$11,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,200	
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	$4,200	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 40 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2024	$200	4	$200	
Backflow Preventer								
Generic	100%			2035	* *	1	$400	
Fixtures								
Generic	100%							

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$378,800	$37,200
Interior Architecture	$140,000	
Electrical	$17,400	$62,400
Mechanical	$167,900	
Total	**$704,100**	**$99,600**
Importance Code A	$378,800	$37,200
Importance Code B	$325,300	$62,400
Total	**$704,100**	**$99,600**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$7,300			
Interior Architecture	$22,600	$900		$4,700
Electrical	$800	$1,100	$1,000	$13,400
Mechanical	$1,500	$1,600	$2,200	$68,200
Site Enclosure	$11,300			
Site Pavements	$1,500			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$48,900**	**$7,500**	**$7,100**	**$90,300**
Importance Code A	$7,900	$600	$600	$800
Importance Code B	$26,800	$6,500	$6,500	$89,500
Importance Code C	$14,200	$400		
Total	**$48,900**	**$7,500**	**$7,100**	**$90,300**

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
DEKALB BRANCH LIBRARY
Asset # : 13245

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	15%	Now	$57,900	LIFE	* *	5	$24,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Cornice								
Masonry: Brick	83%	Now	$118,700	LIFE	* *	5	$17,100	1
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Sidewalk Shed in Use, Extent : Moderate, Area Affected : 30%								
Location : Along Bushwick Avenue								
Masonry: Sandstone	2%	Now	$7,300	LIFE	* *	5	$300	1
Broken/Missing Elements, Extent : Severe, Area Affected : 20%								
Location : Window Sills								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : Window Sills								
Windows								
Wood	100%	Now	$202,300	2054	* *	5	$23,400	
Air Infiltration, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Main Reading Room								
Parapets								
Cast Stone/Terra Cotta	23%			LIFE	* *	5	$8,700	
Staining/Discoloring, Extent : Light, Area Affected : 50%								
Location : Throughout								
Masonry: Brick	75%			LIFE	* *	5	$3,700	
Masonry: Limestone	2%			LIFE	* *	5	$100	
Roof								
Copper/Terne	85%			2057	* *	10	$37,200	
Roll Roofing	5%			2025	$4,200	5	$1,500	
Single Ply Membrane	10%			2029	$31,900	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$3,900	
Ceramic Tile	5%			2032	* *	5	$900	
Sheet Vinyl/Rubber	5%			2034	* *	5	$1,300	
Vinyl Tile	80%	4+	$140,000	2039	* *	3	$5,400	
Adhesion Failure, Extent : Moderate, Area Affected : 50%								
Location : Throughout Main Floor								
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout Main Floor								
Loose Units, Extent : Moderate, Area Affected : 50%								
Location : Throughout Main Floor								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	$900	
Concrete Masonry Unit	10%	Now	$2,200	LIFE	* *	5	$700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Gypsum Board	15%			LIFE	* *	5	$1,600	
Plaster	65%	Now	$10,500	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Custodian Room, Technology Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Custodian Room, Technology Room								
Wood	5%			LIFE	* *	5	$3,500	
Ceilings								
AcousTile,Adhered	5%	4+	$1,000	2049	* *	5	$500	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : Throughout								
AcousTileSusp.Lay-In	25%			2034	* *	5	$4,500	
Exposed Concrete	5%			LIFE	* *	5	$100	
Plaster	65%	Now	$8,900	LIFE	* *	5	$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Mezzanine								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Mezzanine								
Site Enclosure								
Fence/Gates								
Iron Picket	80%			2049	* *			
Masonry: Brick	20%			2049	* *			
Retaining Walls								
Masonry: Brick	100%	Now	$11,300	2039	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Area Way								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Area Way								
Site Pavements								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Asphalt	25%			2032	* *			
Cast in Place Concrete	50%			2034	* *			
Pavers/Stone	25%	0-2	$1,500	2032	* *			
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Front Steps								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$1,700	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	$37,200	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Vertical Section								
Raceway								
Conduit	70%			2029	$25,200	1		
Conduit	30%			2049	* *	1		
Panelboards								
Fused Disc Sw	5%			2028	$900	5		
Molded Case Bkrs	65%			2028	$11,200	5	$200	
Molded Case Bkrs	30%			2045	* *	5	$100	
Wiring								
Thermoplastic	30%			2049	* *	1		
Thermoplastic	70%			2029	$22,300	1		
Motor Controllers								
Locally Mounted	100%			2034	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$900	
Terminal Devices								
Air Handler	25%			2024	$47,700	1	$2,000	
Convector/Radiator	75%			2034	* *	1	$3,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	70%			2024	$76,900	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 70%								
Location : 2 Units On Roof								
Split Unit	15%			2024	$43,400			
R-22 Refrigerant, Extent : Light, Area Affected : 15%								
Location : 3 Units. Various Locations.								
No Component	15%							
Terminal Devices								
Fan Coil - 2 Pipe	15%			2024	$32,900	1	$600	
No Component	85%							
Heat Rejection								
Air Cooled Condenser Unit	15%			2024	$3,500	2	$1,300	
No Component	85%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$7,000	
Exhaust Fans								
Interior	30%			2024	$14,500	2	$100	
Roof	70%			2024	$15,800	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2027	$8,300	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Unit								

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

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$47,800	
Interior Architecture		$109,000
Total	**$47,800**	**$109,000**
Importance Code A	$47,800	
Importance Code B		$109,000
Total	**$47,800**	**$109,000**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$16,100			
Interior Architecture	$37,900		$300	$1,700
Electrical	$7,500	$300	$300	$300
Mechanical	$4,400	$1,000	$2,600	$800
Site Pavements	$16,600			
Total	**$82,500**	**$1,300**	**$3,200**	**$2,800**
Importance Code A	$16,500	$400	$400	$400
Importance Code B	$64,500	$900	$2,900	$2,200
Importance Code C	$1,500			$200
Total	**$82,500**	**$1,300**	**$3,200**	**$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
DYKER BRANCH LIBRARY
Asset # : 13246

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	Now	$2,000	LIFE	* *	5	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout Base Of Building								
Masonry: Brick	80%			LIFE	* *	5	$21,300	
Pre-Cast Concrete	15%	Now	$3,500	LIFE	* *	5	$6,500	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout Top Of Building								
Windows								
Aluminum	100%	Now	$47,800	2055	* *	5	$500	
Broken/Missing Elements, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Roof								
Single Ply Membrane	100%			2038	* *	10	$26,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Roof								
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$2,900	
Ceramic Tile	5%			2033	* *	5	$700	
Vinyl Tile	90%			2030	$109,000	3	$6,100	
Interior Walls								
Ceramic Tile	10%			2039	* *	5	$400	
Concrete Masonry Unit	90%			LIFE	* *	5	$3,100	
Ceilings								
AcousTileSusp.Lay-In	90%	0-2	$31,100	2043	* *	5	$6,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Kitchen, Work Room, Meeting Room								
Staining/Discoloring, Extent : Severe, Area Affected : 15%								
Location : Kitchen, Work Room, Meeting Room								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Kitchen, Work Room, Meeting Room								
Gypsum Board	5%			LIFE	* *	5-10	$2,300	
Plaster	5%			LIFE	* *	5-10	$1,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	* *			
Free Standing Walls								
Cast in Place Concrete	100%			2050	* *			
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
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	$16,600	2035	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 15%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			
Parking/Driveway								
Asphalt	80%			2033	* *			
Cast in Place Concrete	20%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	* *	5	$200	
Raceway								
Conduit	90%			2040	* *	1		
Conduit	10%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2029	$800	5		
Fused Disc Sw	5%			2046	* *	5		
Molded Case Bkrs	60%			2029	$9,500	5	$100	
Molded Case Bkrs	30%			2052	* *	5	$100	
Wiring								
Thermoplastic	70%			2030	$20,500	1		
Thermoplastic	30%			2050	* *	1		
Motor Controllers								
Locally Mounted	60%			2028	$9,600	5		
Locally Mounted	40%			2043	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	* *	1	$3,700	
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	$600	
Terminal Devices								
Air Handler	50%			2038	* *	1	$2,300	
Convector/Radiator	50%			2035	* *	1	$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2031	* *	2	$500	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Dry Cooler	100%			2035	* *	2	$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,600	
Exhaust Fans								
Roof	100%			2035	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Gas Fired	100%			2025	$4,500	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 50 Gallon Tank								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$1,100	4	$200	
Backflow Preventer								
Generic	100%			2035	* *	1	$500	
Fixtures								
Generic	100%							

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$80,300	$160,700
Electrical		$49,300
Mechanical		$419,100
Total	**$80,300**	**$629,100**
Importance Code A	$80,300	$160,700
Importance Code B		$468,400
Total	**$80,300**	**$629,100**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$17,100	$4,700		$2,500
Interior Architecture	$46,600	$5,500	$800	$1,800
Electrical	$300	$600	$300	$400
Mechanical	$1,900	$1,300	$2,500	$1,300
Total	**$66,000**	**$12,000**	**$3,600**	**$6,000**
Importance Code A	$17,700	$5,300	$600	$3,200
Importance Code B	$31,800	$6,700	$3,000	$2,800
Importance Code C	$16,400			
Total	**$66,000**	**$12,000**	**$3,600**	**$6,000**

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
EAST FLATBUSH BRANCH LIBRARY
Asset # : 13247

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	$3,800	
Efflorescence, Extent : Light, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 5%								
Location : Throughout								
Glass Block	10%	Now	$4,000	LIFE	* *	5	$1,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Brick	35%			LIFE	* *	5	$5,400	
Metal Coiling Doors	10%			2034	* *	5	$4,800	
Granite Panels	5%			LIFE	* *	5	$600	
Parapets								
Concrete Masonry Unit	25%			LIFE	* *	5	$400	
Metal Panel	5%			2049	* *	5	$300	
Metal: Cage/Fence	70%			2042	* *	5-10	$8,000	
Roof								
IRMA/Protected Membrane	90%	Now	$80,300	2029	$160,700			
Insul Deter/Miss, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : First Floor								
Sloped Glazing	10%	Now	$13,100	LIFE	* *	5	$28,200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Soffits								
Metal Panel	100%			2039	* *	5-10		
Interior								
Floors								
Ceramic Tile	10%			2038	* *	5	$1,600	
Vinyl Tile	90%	0-2	$25,500	2034	* *	3	$5,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	25%	Now	$13,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Concrete Masonry Unit	25%			LIFE	* *	5	$1,600	
Gypsum Board	50%	Now	$3,400	LIFE	* *	5	$4,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Front Wall								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Front Wall								
Ceilings								
AcousTileSusp.Lay-In	70%			2042	* *	5	$11,000	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : Throughout								
Gypsum Board	10%	0-2	$300	LIFE	* *	5	$2,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Offices								
Plaster	20%	Now	$4,400	LIFE	* *	5	$2,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	75%			2042	* *			
Pavers/Stone	25%			2038	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2037	* *	5		
Molded Case Bkrs	95%			2037	* *	5	$300	
Wiring								
Thermoplastic	100%			2039	* *	1		
Motor Controllers								
Locally Mounted	100%			2034	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	10%			2037	* *	10	$1,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
LED	90%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2029	$8,800	10	$1,500	
Exit, Service	50%			2029	$900	1		
Exterior Lighting								
HID	100%			2029	$49,300	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	* *	1-3	$2,300	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	$6,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : One Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$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
EAST FLATBUSH BRANCH LIBRARY
Asset # : 13247

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	70%			2029	$120,200	1	$5,300	
Convector/Radiator	30%			2034	* *	1	$1,200	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2027	$259,800	2	$800	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units. Basement								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,900	
Exhaust Fans								
Interior	90%			2029	$39,100	2	$300	
Roof	10%	Now	$100	2029	$2,000	2		
Not in Service, Extent : Severe, Area Affected : 100%								
Location : Restroom Exhaust Fans. Roof								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2027	$7,500	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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$343,800	
Electrical	$52,300	
Mechanical	$100,500	$273,400
Total	**$496,600**	**$273,400**
Importance Code A	$343,800	
Importance Code B	$152,800	$273,400
Total	**$496,600**	**$273,400**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$45,900			
Interior Architecture	$26,600		$1,200	$2,500
Electrical	$24,000	$600	$600	$900
Mechanical	$9,600	$2,300	$3,700	$2,000
Site Enclosure	$1,700			
Site Pavements	$11,900			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$123,600**	**$6,800**	**$9,400**	**$9,400**
Importance Code A	$46,700	$800	$800	$800
Importance Code B	$60,400	$6,000	$8,600	$8,600
Importance Code C	$16,500			
Total	**$123,600**	**$6,800**	**$9,400**	**$9,400**

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
EASTERN PARKWAY BRANCH LIBRARY
Asset # : 13248

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	5%			LIFE	* *	5	$2,200	
Masonry: Granite	5%	Now	$6,900	LIFE	* *	5	$800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Limestone	85%	Now	$120,300	LIFE	* *	5	$14,100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Various Areas								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Stucco Cement	5%			2035	* *	5	$2,800	
Windows								
Steel	5%	Now	$16,300	2055	* *	5	$1,800	
Corrosion/Rusting, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 40%								
Location : Basement								
Wood	95%	Now	$223,500	2055	* *	5	$28,100	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	$8,800	
Masonry: Limestone	50%			LIFE	* *	5-10	$15,600	
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Roof								
Modified Bitumen	100%			2038	* *	10	$18,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$5,200	
Traffic Topping	10%			2035	* *	5	$3,000	
Vinyl Tile	85%	Now	$9,100	2035	* *	3	$7,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$800	
Gypsum Board	15%			LIFE	* *	5-10	$5,100	
Plaster	70%			LIFE	* *	5-10	$11,800	
SGFT/Glazed Masonry	10%			LIFE	* *	10	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floors								
Explanation : Located In Main Stairwell								
Ceilings								
AcousTileConcealSpLn	80%			2035	* *	5	$23,800	
AcousTileSusp.Lay-In	10%			2043	* *	5	$2,400	
Plaster	10%			LIFE	* *	5-10	$4,100	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$1,600	2030	$8,000			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Rear Yard								
Corrosion/Rusting, Extent : Moderate, Area Affected : 60%								
Location : Rear Yard								
Iron Picket	50%			2050	* *			
Retaining Walls								
Cast in Place Concrete	100%	Now	$100	2050	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Stair Areaway At Rear Yard								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$9,300	2035	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Easter Parkway Entrance Area								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Easter Parkway Entrance Area								
Tripping Hazard, Extent : Moderate, Area Affected : 5%								
Location : Easter Parkway Entrance Area								
On-Site Walkways								
Cast in Place Concrete	80%			2035	* *			
Masonry: Granite	20%			LIFE	* *			
Parking/Driveway								
Asphalt	100%	Now	$2,700	2033	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : Rear Yard								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	$1,600	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 200 Amperes Service								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	$34,200	5	$400	
Raceway								
Conduit	95%			2030	$31,500	1		
Conduit	5%			2040	* *	1		
Panelboards								
Molded Case Bkrs	95%			2029	$15,000	5	$400	
Molded Case Bkrs	5%			2038	* *	5		
Wiring								
Braided Cloth	80%	0-2	$23,500	2055	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2040	* *	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$500	
Lighting								
Interior Lighting								
Fluorescent	5%			2030	$8,400	10	$700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mechanical Rooms								
LED	95%			2035	* *			
Egress Lighting								
Exit, LED	30%			2045	* *	1		
Exit, Service	40%			2030	$1,000	1		
Exit, Battery	30%			2030	$2,300	10	$300	
Exterior Lighting								
HID	50%			2030	$31,800	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof And Perimeter								
Explanation : Operated Via Timer								
No Component	50%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2035	* *	1	$3,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Cameras Only								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	4+	$52,300	2040	* *	1-3	$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Outdated Very Old Fire Alarm System								

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	30%			2040	* *	1		
Natural Gas	70%			2040	* *	1		
Conversion Equipment								
Furnace	30%			2030	$11,100	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	$7,000	
Hot Wtr Piping/Pump	50%			2046	* *	4	$600	
Terminal Devices								
Air Handler	70%			2030	$155,100	1	$6,900	
Convector/Radiator	30%			2035	* *	1	$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	30%			2024	$100,500	2	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : With Gas Furnace								
Ext Pkg Unit - Heating/Cooling	60%			2025	$118,400	2	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : With Gas Furnace								
Split Unit	10%			2030	$33,600			

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	10%			2030	$17,600	1		
Other Observation, Extent : Light, Area Affected : 100% *Location : Basement* *Explanation : Hot Water Coil*								
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2030	$3,200	2	$1,100	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$14,000	
Exhaust Fans								
Roof	100%			2030	$26,200	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Gas Fired	100%			2025	$9,600	2	$200	
Other Observation, Extent : Light, Area Affected : 100% *Location : Boiler Room* *Explanation : One 40 Gallon Unit*								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	$2,400	4	$500	
Sewage Ejector(s)								
Compressed Air	100%			2040	* *	4	$200	
Backflow Preventer								
No Component	90%							
Generic	10%			2035	* *	1	$100	
Other Observation, Extent : Light, Area Affected : 10% *Location : Boiler Room* *Explanation : Boilers Only*								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100% *Location : Basement To 2nd Floor* *Explanation : One Unit*								

Note : 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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$197,800	
Interior Architecture	$110,900	
Electrical		$59,300
Mechanical		$420,200
Total	**$308,700**	**$479,500**
Importance Code A	$197,800	
Importance Code B	$110,900	$479,500
Total	**$308,700**	**$479,500**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$48,500			
Interior Architecture	$39,700		$6,300	$2,700
Electrical	$2,700	$2,000	$2,400	$2,200
Mechanical	$11,100	$7,900	$5,900	$7,400
Site Pavements	$27,100			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$133,000**	**$13,800**	**$18,600**	**$16,200**
Importance Code A	$49,600	$1,100	$1,100	$1,100
Importance Code B	$43,100	$12,800	$17,600	$14,000
Importance Code C	$40,300			$1,200
Total	**$133,000**	**$13,800**	**$18,600**	**$16,200**

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
FLATBUSH BRANCH LIBRARY
Asset # : 4202

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$147,900	LIFE	* *	5	$23,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Southwest Exit								
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : Chimney								
Masonry: Limestone	5%			LIFE	* *	5	$2,000	
Pre-Cast Concrete	10%	Now	$9,500	LIFE	* *	5	$8,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Open Joints, Extent : Moderate, Area Affected : 25%								
Location : Building Base								
Windows								
Aluminum	93%	Now	$49,900	2046	* *	5	$2,800	
Broken/Missing Elements, Extent : Light, Area Affected : 10%								
Location : Throughout								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Glass Block	2%			LIFE	* *	5	$200	
Metal Louvers	5%	Now	$1,900	2033	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
Location : South Facade								
Parapets								
Masonry: Brick	90%			LIFE	* *	5-10	$39,800	
Metal Panel	5%			2050	* *	5	$1,300	
Pre-Cast Concrete	5%			LIFE	* *	5	$4,100	
Roof								
Built-Up (BUR)	93%			2035	* *	10	$21,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Not Accessible								
Skylight, Metal/Glass	5%			2050	* *	10	$3,800	
Skylight, Metal/Glass	2%			2040	* *	10	$1,500	
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%	2-4	$3,400	LIFE	* *	5	$3,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Ceramic Tile	5%			2039	* *	5	$1,500	
Terrazzo	5%			LIFE	* *	5	$2,400	
Vinyl Tile	65%			2035	* *	3	$7,500	
Vinyl Tile	20%	2-4	$55,400	2040	* *	3	$2,300	
Adhesion Failure, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$2,300	
Concrete Masonry Unit	10%			LIFE	* *	5	$3,700	
Glass: Single Pane	5%			LIFE	* *	5	$3,500	
Gypsum Board	10%			LIFE	* *	5-10	$7,900	
Masonry: Brick	5%			LIFE	* *	10	$700	
Marble Panels	5%			LIFE	* *	10	$900	
Plaster	55%			LIFE	* *	5-10	$21,700	
Plaster	5%	2-4	$3,900	LIFE	* *	5	$700	
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Ceilings								
AcousTileSusp.Lay-In	25%			2043	* *	5	$7,700	
Gypsum Board	10%			LIFE	* *	5-10	$10,600	
Plaster	65%	4+	$55,600	LIFE	* *	5	$12,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Enclosure								
Fence/Gates								
Exposed Struc: Steel	70%			LIFE	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Iron Picket	30%			2050	* *			
Retaining Walls								
Cast in Place Concrete	100%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$15,200	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$2,500	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	2-4	$9,500	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1,200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	* *	5	$100	
Raceway								
Conduit	70%			2030	$23,200	1		
Conduit	30%			2050	* *	1		
Panelboards								
Molded Case Bkrs	80%			2046	* *	5	$500	
Molded Case Bkrs	20%			2029	$4,700	5	$100	
Wiring								
Thermoplastic	80%			2050	* *	1		
Thermoplastic	20%			2030	$5,900	1		
Motor Controllers								
Locally Mounted	100%			2043	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$600	
Lighting								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2030	$11,500	10	$1,000	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 5%								
Location : Main Floor								
Fluorescent	5%			2035	* *	10	$1,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : T-8 Lamps								
Fluorescent	1%			2035	* *	10	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, Hallway								
Explanation : T-5 Lamps								
Fluorescent	19%			2035	* *	10	$3,800	
Compact Fluorescent Light, Extent : Light, Area Affected : 19%								
Location : Main Floor								
LED	70%			2035	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$2,600	
Exit, Battery	50%			2035	* *	10	$700	
Exterior Lighting								
HID	100%			2035	* *	10	$100	
Alarm								
Security System								
Generic	100%			2035	* *	1	$8,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV System								
Fire/Smoke Detection								
Generic, Analog	20%			2025	$47,700	1-3	$2,800	
Generic, Digital	80%			2035	* *	1-3	$10,700	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2040	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	* *	1	$10,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	$1,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Basement								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	40%			2030	$121,400	1	$5,400	
Air Handler	20%			2038	* *	1	$2,700	
Convector/Radiator	40%			2035	* *	1	$2,800	
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2030	$110,000	1	$6,100	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement								
Window/Wall Unit	40%			2028	$18,000	1		
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2040	* *	4	$900	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	60%			2030	$145,300	1	$8,100	
Fan Coil - 4 Pipe	20%			2035	* *	1	$1,400	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	$43,500	2	$15,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$19,200	
Exhaust Fans								
Roof	100%			2035	* *	2	$700	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2040	* *	1		
Galvanized Steel	80%			2035	* *	1		
Water Heater								
Electric	100%			2028	$19,000	4	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 50 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2035	* *	4	$500	
Sewage Ejector(s)								
Electric	100%			2030	$6,200	4	$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
FLATBUSH BRANCH LIBRARY
Asset # : 4202

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

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture		$319,400
Mechanical		$241,200
Total		**$560,600**
Importance Code A		$319,400
Importance Code B		$241,200
Total		**$560,600**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$6,500	$19,600		$7,400
Interior Architecture	$30,800	$8,400	$900	
Electrical	$400	$500	$600	$600
Mechanical	$1,300	$1,000	$2,100	$8,200
Site Pavements	$16,900			
Total	**$56,000**	**$29,500**	**$3,500**	**$16,300**
Importance Code A	$7,100	$20,200	$600	$8,000
Importance Code B	$41,200	$9,300	$2,500	$8,300
Importance Code C	$7,700		$400	
Total	**$56,000**	**$29,500**	**$3,500**	**$16,300**

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
FLATLANDS BRANCH LIBRARY
Asset # : 13249

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$1,100	
Masonry: Brick	87%			LIFE	* *	5	$15,900	
Pre-Cast Concrete	3%	Now	$1,900	LIFE	* *	5	$1,800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Window Sills								
Windows								
Glass Block	50%			LIFE	* *	5	$2,000	
Steel	50%			2037	* *	5	$39,300	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$2,500	
Metal Panel	10%	Now	$4,600	2049	* *	5	$500	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Metal Coping At East Side								
Roof								
Modified Bitumen	25%			2034	* *	10	$7,400	
Modified Bitumen	75%			2029	$319,400	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	$30,800	2049	* *	5	$2,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : Mezzanine								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Mezzanine								
AcousTileSusp.Lay-In	70%			2042	* *	5	$12,600	
Gypsum Board	10%			LIFE	* *	5	$2,300	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2039	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$9,200	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Troy Avenue								
On-Site Walkways								
Cast in Place Concrete	100%	4+	$800	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Front Of Building - Flatbush Avenue								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$6,800	2032	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Rear Of Building								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$1,600	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 400 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	$34,200	5	$300	
Raceway								
Conduit	90%			2029	$29,800	1		
Conduit	10%			2049	* *	1		
Panelboards								
Fused Disc Sw	5%			2028	$800	5		
Molded Case Bkrs	20%			2045	* *	5	$100	
Molded Case Bkrs	75%			2028	$11,900	5	$200	
Wiring								
Thermoplastic	80%			2029	$23,500	1		
Thermoplastic	20%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,000	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
LED	100%			2037	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$1,500	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
LED	10%			2037	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Only								
Explanation : LED Lights								
No Component	90%							

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
Generic	100%			2037	* *	1	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm, Motion Sensors And Panic Doors								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Furnace	40%			2029	$11,200	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	$500	
No Component	40%							
Terminal Devices								
Air Handler	30%			2029	$50,300	1	$2,200	
Convector/Radiator	30%			2027	$19,100	1	$1,200	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	40%			2027	$101,400	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 40%								
Location : 1st Floor Mechanical Room								
Ext Pkg Unit - Heating/Cooling	60%			2029	$89,500	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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	30%			2029	$12,700	2	$100	
Roof	70%			2029	$13,900	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2024	$7,300	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		$77,400
Total		**$77,400**
Importance Code A		$77,400
Total		**$77,400**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$2,000		$3,500	$7,100
Interior Architecture	$1,100	$1,200	$900	
Electrical	$600	$800	$600	$8,300
Mechanical	$600	$700	$1,100	$700
Total	**$4,200**	**$2,700**	**$6,100**	**$16,200**
Importance Code A	$2,300	$400	$3,900	$7,500
Importance Code B	$1,400	$2,300	$1,600	$8,600
Importance Code C	$500		$600	
Total	**$4,200**	**$2,700**	**$6,100**	**$16,200**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	$15,300	
Masonry: Limestone	5%	4+	$2,000	LIFE	* *	5	$600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Main Entrance								
Metal Panel	5%			2049	* *	5-10	$5,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Equipment Screen Wall								
Windows								
Aluminum	98%			2045	* *	5	$2,000	
Metal Louvers	2%			2038	* *	10	$300	
Parapets								
Masonry: Brick	20%			LIFE	* *	5	$300	
Metal Panel	5%			2049	* *	5	$300	
No Component	75%							
Roof								
Built-Up (BUR)	30%			2029	$77,400	10	$5,400	
Modified Bitumen	30%			2034	* *	10	$5,400	
Slate	40%			LIFE	* *			
Soffits								
Fiberglass Panel	100%			2038	* *	5	$7,100	
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,200	
Ceramic Tile	5%			2038	* *	5	$600	
Slate	2%			LIFE	* *	5	$200	
Vinyl Tile	88%			2034	* *	3	$3,600	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$1,200	
Gypsum Board	25%	4+	$500	LIFE	* *	5	$3,500	
Staining/Discoloring, Extent : Light, Area Affected : 2%								
Location : At HVAC Ducts								
Plaster	70%			LIFE	* *	5	$5,000	
Ceilings								
AcousTileSusp.Lay-In	35%	0-2	$600	2042	* *	5	$1,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : At HVAC Ducts								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	$1,700	
Plaster	30%			LIFE	* *	5	$1,700	
Wood	15%			LIFE	* *	5	$12,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2049	* *			

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	75%			2046	* *			
Masonry: Granite	25%			LIFE	* *			
Parking/Driveway								
Asphalt	100%			2038	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	* *	5		
Raceway								
Conduit	100%			2049	* *	1		
Panelboards								
Fused Disc Sw	5%			2045	* *	5		
Molded Case Bkrs	95%			2045	* *	5	$200	
Wiring								
Thermoplastic	100%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2042	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2034	* *	10	$6,100	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	10%			2034	* *	10	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : Compact Fluorescent Light Fixtures								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$900	
Exit, Service	50%			2034	* *	1		
Exterior Lighting								
HID	100%			2034	* *	10		
Alarm								
Security System								
No Component	30%							
Generic	70%			2034	* *	1	$1,900	
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	$4,500	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Furnace	65%			2034	* *	1	$2,400	
Other Observation, Extent : Light, Area Affected : 65%								
Location : Roof								
Explanation : 2 Package Units								
Hot Water Boiler	35%			2042	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 35%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	35%			2045	* *	4	$200	
No Component	65%							
Terminal Devices								
Convector/Radiator	35%			2042	* *	1	$800	
No Component	65%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2034	* *	2	$400	
Other Observation, Extent : Light, Area Affected : 90%								
Location : Roof								
Explanation : 2 Package Units. R-410a								
Split Unit	10%			2034	* *			
Other Observation, Extent : Light, Area Affected : 10%								
Location : Roof								
Explanation : 2 Units. R-410a								

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

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

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$600	$2,200		$10,200
Interior Architecture	$1,100	$2,100		
Electrical	$500	$700	$600	$29,400
Mechanical	$1,300	$1,100	$2,300	$1,200
Total	**$3,500**	**$6,100**	**$2,900**	**$40,800**
Importance Code A	$1,100	$2,700	$500	$10,700
Importance Code B	$2,400	$3,300	$2,400	$30,000
Importance Code C		$100		
Total	**$3,500**	**$6,100**	**$2,900**	**$40,800**

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
GERRITSEN BEACH BRANCH LIBRARY
Asset # : 14459

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

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

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

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	25%			2024	$26,400	10	$2,300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices, Electrical Room								
Fluorescent	5%			2029	$5,300	10	$500	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Offices								
LED	70%			2037	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Reading Areas								
Explanation : LED Light								
Egress Lighting								
Emergency, Battery	50%			2029	$7,100	10	$1,200	
Exit, Service	50%			2029	$800	1		
Exterior Lighting								
LED	30%			2037	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2037	* *	1	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2029	$32,700	1-3	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Reading Areas								
Explanation : Smoke Detector, Strobe Lights								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	90%			2033	* *	2	$600	
No Component	10%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,600	
Exhaust Fans								
Interior	100%			2037	* *	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	* *	1		
Water Heater								
Electric	100%			2028	$8,700	4	$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2037	* *	1	$600	
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

Asset Name	: **HIGHLAWN BRANCH LIBRARY**		
Address	: **1664 WEST 13TH @KINGS HIGHWAY**		
Borough	: **BROOKLYN**	**Agency's Number**	: **42**
Program / Asset #	: **BPL0H42.000 / 13252**	**Yr Built/Renovated**	: **1972 / 2005**
Area Sq Ft	: **7,500**	**Project Type**	: **BROOKLYN PUBLIC LIBRARY**
Date of Survey	: **11-Mar-2013**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1**		
Block	: **6618** **Lot** : **34**	**BIN**	: **3175253**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$265,800	
Electrical	$71,500	$7,900
Mechanical	$40,400	$236,400
Total	**$377,700**	**$244,400**
Importance Code A	$265,800	
Importance Code B	$111,900	$244,400
Total	**$377,700**	**$244,400**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$32,800			
Interior Architecture	$23,900	$300	$600	$3,700
Electrical	$6,100	$200	$12,900	$154,800
Mechanical	$900	$8,400	$1,500	$5,500
Total	**$63,800**	**$8,900**	**$15,000**	**$164,100**
Importance Code A	$33,200	$400	$400	$2,000
Importance Code B	$30,600	$8,500	$14,400	$162,000
Importance Code C			$200	
Total	**$63,800**	**$8,900**	**$15,000**	**$164,100**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	$13,200	
Masonry: Limestone	20%			LIFE	* *	5	$2,800	
Granite Panels	10%			LIFE	* *	5	$1,400	
Windows								
Aluminum	100%	0-2	$6,300	2032	* *	5	$700	
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Explanation : Difficult To Open And Close								
Roof								
Modified Bitumen	100%	0-2	$26,600	2024	$265,800			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Lower Roof								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Interior								
Floors								
Carpet	70%	0-2	$20,000	2025	$100,100	3	$11,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Cast in Place Concrete	5%			LIFE	* *	5	$1,200	
Ceramic Tile	5%			2033	* *	5	$500	
Sheet Vinyl/Rubber	10%	Now	$3,300	2029	$33,300	5	$800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Staff Room								
Vinyl Tile	10%			2029	$9,500	3	$400	
Interior Walls								
Ceramic Tile	5%			2033	* *	5	$300	
Concrete Masonry Unit	5%			LIFE	* *	5	$100	
Plaster	20%			LIFE	* *	5	$400	
SGFT/Glazed Masonry	70%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	5%			2037	* *	5	$700	
AcousTileSusp.Lay-In	10%			2041	* *	5	$1,100	
Exposed Struc: Steel	5%			LIFE	* *			
Plaster	80%			LIFE	* *	5	$5,300	

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	$1,600	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Electrical Service Rated At 350 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	$34,200	5	$200	
Raceway								
Conduit	90%			2024	$29,800	1		
Conduit	10%			2050	* *	1		
Panelboards								
Molded Case Bkrs	80%			2023	$12,700	5	$200	
Molded Case Bkrs	20%			2046	* *	5		
Wiring								
Braided Cloth	20%	2-4	$5,900	2049	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Thermoplastic	70%			2024	$20,500	1		
Thermoplastic	10%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2041	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Main Water Pipe								
Lighting								
Interior Lighting								
Fluorescent	10%			2029	$7,900	10	$700	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Basement								
Fluorescent	90%			2024	$71,500	10	$6,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-12 Lamps								
Egress Lighting								
Exit, Service	50%			2024	$600	1		
Exit, Battery	50%			2024	$1,800	10	$300	
Exterior Lighting								
HID	100%			2024	$30,000	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2024	$4,800	1	$600	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Fire/Smoke Detection								
No Component	70%							
Generic	30%			2024	$24,700	1-3	$1,400	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	100%			2040	* *	4	$400	
Terminal Devices								
Air Handler	75%			2029	$78,400	1	$3,500	
Convector/Radiator	25%			2029	$9,900	1	$600	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2025	$158,000	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Equipment Room								
Heat Rejection								
Dry Cooler	100%			2024	$40,400	2	$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,200	
Exhaust Fans								
Interior	80%			2029	$21,200	2	$200	
Roof	20%			2029	$2,500	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Electric	100%			2022	$6,500	4	$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sump Pump(s)								
Non-Submersible	100%			2024	$1,100	4	$200	
Sewage Ejector(s)								
Electric	100%			2024	$2,100	4	$300	
Fixtures								
Generic	100%							

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

Asset Name	: **JAMAICA BAY BRANCH LIBRARY**		
Address	: **9727 SEAVIEW AVE. @E. 98 STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **81**
Program / Asset #	: **BPL0J81.000 / 13253**	**Yr Built/Renovated**	: **1973 / 2002**
Area Sq Ft	: **7,852**	**Project Type**	: **BROOKLYN PUBLIC LIBRARY**
Date of Survey	: **19-Mar-2013**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,1m**		
Block	: **8300** **Lot** : **1**	**BIN**	: **3234514**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		$255,900
Interior Architecture		$100,400
Electrical	$83,200	
Mechanical		$97,400
Total	**$83,200**	**$453,700**
Importance Code A		$255,900
Importance Code B	$83,200	$197,800
Total	**$83,200**	**$453,700**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				$2,700
Interior Architecture			$1,700	
Electrical	$700	$700	$13,600	$128,900
Mechanical	$5,400	$500	$1,300	$500
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$10,100**	**$5,200**	**$20,500**	**$136,100**
Importance Code A	$400	$400	$400	$4,800
Importance Code B	$9,700	$4,800	$20,100	$131,400
Total	**$10,100**	**$5,200**	**$20,500**	**$136,100**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	90%			LIFE	* *	5	$11,600	
Pre-Cast Concrete	3%			LIFE	* *	5	$2,000	
Window Wall	7%			2044	* *	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								
Modified Bitumen	100%			2029	$255,900	10	$17,800	
Interior								
Floors								
Ceramic Tile	5%			2033	* *	5	$600	
Vinyl Tile	95%			2029	$100,400	3	$4,200	
Interior Walls								
Concrete Masonry Unit	100%			LIFE	* *	5		
Ceilings								
AcousTileSusp.Lay-In	90%			2037	* *	5		
Gypsum Board	10%			LIFE	* *	5		

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	$1,600	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Closet In The Meeting Room								
Explanation : Main Service Switch Rated At 400 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	$34,200	5	$200	
Raceway								
Conduit	20%			2044	* *	1		
Conduit	80%			2024	$26,500	1		
Panelboards								
Molded Case Bkrs	20%			2040	* *	5		
Molded Case Bkrs	80%			2023	$12,700	5	$200	
Wiring								
Thermoplastic	30%			2044	* *	1		
Thermoplastic	70%			2024	$20,500	1		
Motor Controllers								
Locally Mounted	30%			2037	* *	5		
Locally Mounted	70%			2029	$11,200	5		
Ground								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	10%			2024	$8,300	10	$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Reading Area								
Explanation : Compact Fluorescent Light Fixtures								
Fluorescent	90%			2024	$74,900	10	$6,500	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2024	$5,600	10	$900	
Exit, LED	50%			2039	* *	1		
Exterior Lighting								
HID	100%			2024	$31,400	10		
Alarm								
Security System								
Generic	100%			2032	* *	1	$2,900	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic	100%			2032	* *	1-3	$4,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Horns And Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Furnace	65%			2029	$11,900	1	$2,500	
Other Observation, Extent : Light, Area Affected : 65%								
Location : Roof								
Explanation : 4 Package Units								
Hot Water Boiler	35%			2037	* *	1	$1,400	
Other Observation, Extent : Light, Area Affected : 35%								
Location : 1st Floor Boiler Room								
Explanation : 2 Units								
Distribution								
Hot Wtr Piping/Pump	35%			2040	* *	4	$100	
No Component	65%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	35%			2037	* *	1	$900	
No Component	65%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	$97,400	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 4 Package Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,400	
Exhaust Fans								
Roof	100%			2029	$12,900	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2021	$4,700	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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		$177,700
Total		**$177,700**
Importance Code A		$177,700
Total		**$177,700**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$14,700			$18,900
Interior Architecture	$3,200	$7,800	$1,600	$12,300
Electrical	$1,800	$1,700	$1,300	$1,300
Mechanical	$2,500	$4,800	$3,900	$4,800
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$26,100**	**$18,300**	**$10,800**	**$41,300**
Importance Code A	$15,600	$1,000	$1,000	$19,900
Importance Code B	$10,500	$17,300	$8,900	$21,400
Importance Code C			$900	
Total	**$26,100**	**$18,300**	**$10,800**	**$41,300**

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
KENSINGTON BRANCH LIBRARY
Asset # : 14461

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	80%			LIFE	* *	5	$177,700	
Metal Panel	5%			2055	* *	5-10	$9,800	
Granite Panels	5%	Now	$3,200	LIFE	* *	5	$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Window Wall	10%			2049	* *	5	$10,700	
Windows								
Aluminum	95%			2045	* *	5	$5,700	
Metal Louvers	5%			2038	* *	10	$1,900	
Parapets								
Masonry: Brick Cavity	85%			LIFE	* *	5	$1,600	
Metal Rail	5%			2046	* *	5-10	$1,700	
Pre-Cast Concrete	10%			LIFE	* *	5	$1,200	
Roof								
Metal Panel	5%	Now	$10,800	2049	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 100%								
Location : Stair Bulkhead								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stair Bulkhead								
Single Ply Membrane	75%			2034	* *	10	$13,600	
Skylight, Metal/Glass	20%			2049	* *	10	$12,100	
Soffits								
Exposed Struc: Steel	50%			LIFE	* *	5	$500	
Glass: Special Gauge	50%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Facade								
Explanation : Alumimum Fins On Structural Steel								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,300	
Ceramic Tile	5%			2038	* *	5	$1,500	
Panel/Paver: Cer/Brk	5%			2045	* *	5	$3,400	
Sheet Vinyl/Rubber	55%			2034	* *	5	$24,600	
Vinyl Tile	30%			2034	* *	3	$3,400	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$1,800	
Concrete Masonry Unit	5%			LIFE	* *	5	$700	
Glass: Single Pane	5%			LIFE	* *	5	$1,300	
Gypsum Board	75%			LIFE	* *	5	$16,100	
Wood	10%			LIFE	* *	5	$14,300	
Ceilings								
AcousTileSusp.Lay-In	45%			2042	* *	5	$13,400	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	50%	Now	$3,200	LIFE	* *	5	$18,600	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Stair Bulkhead								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Pavers/Stone	100%			2038	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2055	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Bolted Pressure Switch Rated At 1600 Amperes.								
Switchgear / Switchboard								
Fused Disc Sw	100%			2055	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Vertical Section								
Raceway								
Conduit	100%			2055	* *	1		
Panelboards								
Fused Disc Sw	5%			2051	* *	5		
Molded Case Bkrs	95%			2051	* *	5	$500	
Wiring								
Thermoplastic	100%			2055	* *	1		
Motor Controllers								
Locally Mounted	20%			2046	* *	5		
Motor Control Center	80%			2046	* *	5	$400	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								

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

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

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	30%			2051	* *	4	$300	
No Component	70%							
Terminal Devices								
Convector/Radiator	30%			2042	* *	1	$1,900	
No Component	70%							
Air Conditioning								
Energy Source								
Electricity	100%			2051	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2034	* *	2	$1,100	
Other Observation, Extent : Light, Area Affected : 100% Location : 2 Are On Lower Roof, One Is On Higher Roof Explanation : 3 Package Units, R-410a, No.1 Is Under Repair								
Split Unit	10%			2034	* *			
Other Observation, Extent : Light, Area Affected : 10% Location : Roof Explanation : 2 Units, R-410a								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2034	* *	1	$600	
No Component	90%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	* *	2	$13,900	
Other Observation, Extent : Light, Area Affected : 100% Location : Higher Roof Explanation : 3 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$11,100	
Exhaust Fans								
Roof	100%			2034	* *	2	$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		
Water Heater								
Electric	100%			2027	$17,400	4	$100	
Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 1 Unit 40 Gallons								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2037	* *	4	$1,200	

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

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

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$374,700	
Electrical	$48,900	
Mechanical		$264,900
Total	**$423,600**	**$264,900**
Importance Code A	$374,700	
Importance Code B	$48,900	$264,900
Total	**$423,600**	**$264,900**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$2,500			$5,700
Interior Architecture	$3,700	$3,800	$800	
Electrical	$400	$500	$400	$2,500
Mechanical	$3,100	$1,000	$4,300	$700
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$13,800**	**$9,300**	**$9,300**	**$12,900**
Importance Code A	$3,300	$700	$700	$6,500
Importance Code B	$10,500	$8,600	$8,400	$6,400
Importance Code C			$200	
Total	**$13,800**	**$9,300**	**$9,300**	**$12,900**

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
KINGS BAY BRANCH LIBRARY
Asset # : 13254

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%			LIFE	* *	5	$22,100	
Masonry: Granite	5%			LIFE	* *	5	$900	
Windows								
Aluminum	70%	0-2	$2,500	2037	* *	5	$300	
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : West Facade, Staff Work Room								
Glass Block	30%			LIFE	* *	5	$200	
Parapets								
Masonry: Brick	40%			LIFE	* *	5	$1,000	
Metal Panel	10%			2039	* *	5	$1,000	
No Component	50%							
Roof								
Modified Bitumen	80%	Now	$299,700	2039	* *			1
Alligatoring, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Blisters, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Modified Bitumen	20%			2024	$74,900	10	$5,200	
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Ceramic Tile	5%			2038	* *	5	$1,100	
Quarry Tile	5%			2042	* *	5	$1,700	
Terrazzo	5%			LIFE	* *	5	$900	
Vinyl Tile	85%			2034	* *	3	$7,100	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *			
Ceramic Tile	5%			2038	* *	5	$400	
Gypsum Board	90%			LIFE	* *	5	$4,100	
Ceilings								
AcousTile,Adhered	5%			2042	* *	5	$1,100	
AcousTileSusp.Lay-In	85%	Now	$3,300	2042	* *	5	$9,500	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Gypsum Board	10%	Now	$500	LIFE	* *	5	$2,800	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : North Side At Mezzanine Below Duct								
Site Enclosure								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	75%			2039	* *			
Iron Picket	25%			2064	* *			
Free Standing Walls								
Masonry: Brick	100%			2049	* *			
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			
Parking/Driveway								
Asphalt	100%			2038	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	30%			2039	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Amperes Main Disconnect Switch For Air Condition								
Fused Disc Sw	70%			2029	$1,100	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room Basement								
Explanation : One 400 Amperes Main Disconnect Switch For The Main Building								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2039	* *	5	$400	
Raceway								
Conduit	100%			2039	* *	1		
Panelboards								
Fused Disc Sw	5%			2037	* *	5		
Fused Disc Sw	5%			2028	$800	5		
Molded Case Bkrs	90%			2037	* *	5	$400	
Wiring								
Thermoplastic	80%			2039	* *	1		
Thermoplastic	20%			2029	$5,900	1		
Motor Controllers								
Locally Mounted	100%			2034	* *	5	$100	
Ground								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Water Main								
Lighting								
Interior Lighting								
LED	100%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$1,800	
Exit, Service	50%			2034	* *	1		
Exterior Lighting								
HID	100%			2037	* *	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2029	$9,500	1	$1,100	
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	$48,900	1-3	$2,800	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Furnace	100%			2029	$34,700	1	$7,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Package Units								
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	$184,600	2	$900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Package Units								
Heat Rejection								
Dry Cooler	100%			2029	$80,200	2	$10,400	
Ventilation								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,300	
Exhaust Fans								
Roof	100%			2029	$24,500	2	$500	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		
Water Heater								
Electric	100%			2027	$13,000	4	$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Other Observation, Extent : Light, Area Affected : 3%								
Location : Court Yard								
Explanation : According To The Maintenance Coordinator, The Drain In Court Yard Is Connected To A Dry Well, Not To The Street Drain.								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2034	* *	4	$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Mechanical Equipment Room								
Explanation : 1 Unit								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$95,100	
Electrical		$24,000
Mechanical		$301,200
Total	**$95,100**	**$325,200**
Importance Code A	$95,100	
Importance Code B		$325,200
Total	**$95,100**	**$325,200**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$19,400			$28,300
Interior Architecture		$11,600	$900	
Electrical	$2,000	$2,100	$1,600	$1,600
Mechanical	$5,900	$5,300	$4,700	$4,800
Site Enclosure	$1,600			
Site Pavements	$2,800			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$35,600**	**$22,900**	**$11,100**	**$38,600**
Importance Code A	$20,500	$1,200	$1,200	$29,500
Importance Code B	$10,600	$21,700	$10,000	$9,200
Importance Code C	$4,400			
Total	**$35,600**	**$22,900**	**$11,100**	**$38,600**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	0-2	$95,100	LIFE	* *	5	$29,800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Kitchen And Office In Basement								
Masonry: Limestone	2%			LIFE	* *	5	$500	
Metal Panel	5%			2049	* *	5-10	$11,400	
Window Wall	3%			2049	* *	5	$3,700	
Windows								
Aluminum	100%			2045	* *	5	$4,600	
Parapets								
Masonry: Brick	80%	Now	$19,400	LIFE	* *	5	$3,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Masonry: Limestone	15%			LIFE	* *	5	$700	
Metal Panel	5%			2049	* *	5	$800	
Roof								
Modified Bitumen	100%			2034	* *	10	$22,900	
Soffits								
Metal Panel	100%			2049	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$7,800	
Ceramic Tile	5%			2038	* *	5	$1,800	
Terrazzo	5%			LIFE	* *	5	$1,400	
Vinyl Tile	80%			2034	* *	3	$10,700	
Interior Walls								
Glass: Single Pane	5%			LIFE	* *	5	$2,100	
Gypsum Board	20%			LIFE	* *	5	$6,800	
Masonry: Fieldstone	5%			LIFE	* *			
Plaster	50%			LIFE	* *	5	$8,400	
SGFT/Glazed Masonry	20%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	45%			2042	* *	5	$16,000	
Exposed Concrete	25%			LIFE	* *	5	$1,400	
Plaster	25%			LIFE	* *	5	$5,600	
Wood	5%			LIFE	* *	5	$15,600	
Site Enclosure								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	85%	4+	$1,600	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Rear And Side Yard								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Rear And Side Yard								
Impact Damage, Extent : Light, Area Affected : 2%								
Location : Rear Yard								
Iron Picket	15%			2064	* *			
Free Standing Walls								
Masonry: Brick	100%			2049	* *			
Other Observation, Extent : Moderate, Area Affected : 30%								
Location : Side Yard								
Explanation : Staining, Particle Pollution								
Retaining Walls								
Cast in Place Concrete	100%			2073	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	$2,800	2042	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Rear And Side Yard								
Parking/Driveway								
Asphalt	100%			2038	* *			

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2046	* *	5	$100	
Locally Mounted	50%			2027	$24,000	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$400	
Lighting								
Interior Lighting								
LED	100%			2037	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : LED Lights								
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$2,900	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
LED	30%			2037	* *			
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$2,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2037	* *	1-3	$14,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Staions, Alarm Bells, Smoke Detectors And Horns								

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

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
KINGS HIGHWAY BRANCH LIBRARY
Asset # : 4206

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	40%			2034	* *	1	$5,900	
Convector/Radiator	60%			2042	* *	1	$4,600	
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	60%			2030	$301,200	2	$900	
R-22 Refrigerant, Extent : Light, Area Affected : 60%								
Location : Penthouse And 2nd Floor Mechanical Equipment Room								
Exterior Pkg Unit - Cooling	40%			2034	* *	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 40%								
Location : Roof								
Heat Rejection								
Air Cooled Condenser Unit	60%			2034	* *	2	$10,000	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$13,300	
Exhaust Fans								
Interior	95%			2037	* *	2	$700	
Roof	5%			2034	* *	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		
Water Heater								
Gas Fired	100%			2027	$14,400	2	$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%	0-2	$2,500	LIFE	* *	1		
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : South Exit								
Explanation : Sewage Piping Is Under Sized Causing Water To Backup When It Rains								
Sewage Ejector(s)								
Electric	100%			2034	* *	4	$1,400	
Backflow Preventer								
Generic	100%			2034	* *	1	$1,500	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$183,700	$147,900
Interior Architecture	$35,400	$117,900
Electrical	$42,700	
Mechanical	$305,900	
Site Pavements	$73,600	
Total	**$641,300**	**$265,800**
Importance Code A	$183,700	$147,900
Importance Code B	$457,500	$117,900
Total	**$641,300**	**$265,800**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$56,900			$600
Interior Architecture	$26,400		$400	$1,600
Electrical	$37,100	$700	$700	$11,900
Mechanical	$23,500	$2,300	$4,500	$9,000
Site Enclosure	$4,700			
Site Pavements	$14,900			
Total	**$163,400**	**$2,900**	**$5,600**	**$23,100**
Importance Code A	$57,400	$500	$500	$1,100
Importance Code B	$80,100	$2,400	$4,700	$21,900
Importance Code C	$25,900		$400	
Total	**$163,400**	**$2,900**	**$5,600**	**$23,100**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	4+	$15,500	LIFE	* *	5	$8,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Brick	85%	4+	$112,100	LIFE	* *	5	$17,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Masonry: Limestone	5%	0-2	$11,900	LIFE	* *	5	$800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Building Base								
Stucco Cement	5%	Now	$6,300	2034	* *	5	$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement Level Areaways								
Windows								
Aluminum	90%	Now	$71,700	2054	* *	5	$800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 80%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Steel	10%	Now	$9,900	2054	* *	5	$1,100	
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Parapets								
Masonry: Brick	80%			LIFE	* *	5	$900	
Masonry: Limestone	15%	Now	$900	LIFE	* *	5	$200	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Over Main Entry								
Metal Rail	5%			2034	* *	5-10	$1,000	
Roof								
Modified Bitumen	60%			2029	$147,900	10	$10,300	
Slate	40%	0-2	$12,300	LIFE	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Interior								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$3,400	
Ceramic Tile	5%	4+	$1,600	2032	* *	5	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Vinyl Tile	85%	Now	$35,400	2029	$117,900	3	$4,900	
Loose Units, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$700	
Concrete Masonry Unit	10%			LIFE	* *	5	$600	
Masonry: Brick	10%	4+	$6,000	LIFE	* *			
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Basement								
Plaster	70%			LIFE	* *	5	$3,100	
Plaster	5%	4+	$300	LIFE	* *	5	$200	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Meeting Room								
Ceilings								
AcousTileConcealSpLn	70%	0-2	$18,500	2034	* *	5	$6,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Meeting Room								
Loose/Delam Surface, Extent : Moderate, Area Affected : 20%								
Location : First Floor, Basement								
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : First Floor								
Exposed 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	$4,700	2049	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : At Entrance								
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : At Entrance								
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%								
Location : At Entrance								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	$73,600	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Leonard Street								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2034	* *			
Parking/Driveway								
Asphalt	100%	0-2	$14,900	2032	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Driveway Entry Point								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Explanation : Worn Surface								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$1,600	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disonnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	$34,200	5	$300	
Raceway								
Conduit	100%			2029	$33,200	1		
Panelboards								
Fused Disc Sw	5%			2028	$800	5		
Molded Case Bkrs	95%			2028	$15,000	5	$300	
Wiring								
Braided Cloth	90%	2-4	$26,400	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	10%			2029	$2,900	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,000	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,100	LIFE	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Water Pipe								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	100%			2034	* *	10	$9,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$1,300	
Exit, Service	50%			2034	* *	1		
Exterior Lighting								
HID	100%			2024	$42,700	10		
Alarm								
Security System								
Generic	100%			2034	* *	1	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	* *	1-3	$2,000	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2046	* *	1	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2028	$16,500	4	$500	
Terminal Devices								
Air Handler	40%			2024	$59,600	1	$2,600	
Convector/Radiator	60%			2027	$34,000	1	$2,100	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2024	$89,900	1	$5,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units. Basement								
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	$118,800	1	$6,600	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Heat Rejection								
Air Cooled Condenser Unit	100%	0-2	$21,400	2039	* *	2	$6,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Extended Life Time Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,000	
Exhaust Fans								
Interior	100%			2024	$37,700	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2024	$6,500	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : 1 New Installed Unit								

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$207,000	$68,300
Mechanical		$289,200
Total	**$207,000**	**$357,500**
Importance Code A	$207,000	$68,300
Importance Code B		$289,200
Total	**$207,000**	**$357,500**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$66,300	$1,700		$400
Interior Architecture		$3,600	$1,000	$6,800
Electrical	$400	$500	$400	$2,000
Mechanical	$11,900	$1,400	$2,900	$8,700
Site Enclosure				
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$82,600**	**$11,200**	**$8,200**	**$21,900**
Importance Code A	$67,000	$2,400	$600	$1,000
Importance Code B	$15,600	$8,800	$7,000	$20,800
Importance Code C			$600	
Total	**$82,600**	**$11,200**	**$8,200**	**$21,900**

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
MACON BRANCH LIBRARY
Asset # : 13256

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$101,600	LIFE	* *	5	$10,600	
Spalling, Extent : Light, Area Affected : 15%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Limestone	15%	Now	$24,000	LIFE	* *	5	$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : South Facade								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Cornice								
Windows								
Wood	100%			2045	* *	5	$34,100	
Parapets								
Cast Stone/Terra Cotta	5%	4+	$1,300	LIFE	* *	5	$1,500	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Roof								
Masonry: Brick	45%	Now	$31,800	LIFE	* *	5	$1,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Spalling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	45%	Now	$57,700	LIFE	* *	5	$2,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2039	* *	5	$700	
Roof								
Metal Panel	5%			2042	* *	10	$1,700	
Modified Bitumen	25%			2029	$68,300	10	$4,800	
Slate	70%	Now	$47,700	LIFE	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : East Side Of Roof								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : East Side Of Roof								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Various Locations Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Cast in Place Concrete	30%	2-4	$4,300	LIFE	* *	5	$900	
Exposed Reinforcement, Extent : Severe, Area Affected : 15%								
Location : Under Stair Landing Macon Street								
Masonry: Limestone	70%	4+	$4,900	LIFE	* *	5	$300	
Water Penetration, Extent : Light, Area Affected : 25%								
Location : Entrance								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,800	
Ceramic Tile	5%			2038	* *	5	$800	
Panel/Paver: Cer/Brk	5%			2037	* *	5	$1,900	
Sheet Vinyl/Rubber	55%			2034	* *	5	$13,600	
Vinyl Tile	30%			2034	* *	3	$1,900	
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$1,100	
Gypsum Board	30%			LIFE	* *	5	$4,000	
Plaster	50%			LIFE	* *	5	$3,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Stairway, Heritage Center								
Wood	15%			LIFE	* *	5	$13,400	
Ceilings								
AcousTileSusp.Lay-In	25%			2042	* *	5	$4,100	
Gypsum Board	10%			LIFE	* *	5	$2,100	
Plaster	65%			LIFE	* *	5	$6,700	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Retaining Walls								
Cast in Place Concrete	100%	4+		2049	* *			
Cracking/Crumbling, Extent : Severe, Area Affected : 2%								
Location : Rear Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2049	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Air Circuit Breaker	100%			2049	* *	5	$100	
Raceway								
Conduit	100%			2049	* *	1		
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	25%			2037	* *	10	$3,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2037	* *	10	$600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Hallway Basement								
LED	70%			2037	* *			
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$1,600	
Exit, LED	50%			2057	* *	1		
Exterior Lighting								
HID	100%			2034	* *	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	$1,500	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	* *	1-3	$2,400	

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Furnace	40%			2029	$12,100	1	$2,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Rooftop Unit								
Hot Water Boiler	60%			2034	* *	1	$3,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Gas Fired Modular Hot Water Boilers								
Distribution								
Hot Wtr Piping/Pump	60%			2037	* *	4	$600	
No Component	40%							
Terminal Devices								
Convector/Radiator	40%			2042	* *	1	$1,700	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	50%	0-2	$4,000	2029	$80,400	2	$300	
Not in Service, Extent : Moderate, Area Affected : 10%								
Location : Roof								
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Split Unit	50%			2029	$137,100			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units, Basement								
Terminal Devices								
Air Handler/Dir Expansion	50%			2029	$71,800	1		
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	50%			2029	$12,900	2	$4,500	
No Component	50%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$5,900	LIFE	* *	2-5	$7,200	
Needs Cleaning, Extent : Moderate, Area Affected : 25%								
Location : Main Floor								
Exhaust Fans								
Interior	50%			2029	$22,800	2	$200	
Roof	50%			2029	$10,700	2	$200	
Plumbing								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		
Water Heater								
Gas Fired	100%			2024	$7,800	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2022	$400	4	$400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement, Street, 1st, Mezzanine								
Explanation : One Unit								

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$520,400	
Interior Architecture		$77,900
Mechanical		$808,900
Total	**$520,400**	**$886,800**
Importance Code A	$520,400	
Importance Code B		$886,800
Total	**$520,400**	**$886,800**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$28,400	$1,700		
Interior Architecture	$79,400	$16,300	$1,400	$9,500
Electrical	$1,500	$1,900	$1,600	$22,300
Mechanical	$2,600	$1,400	$3,900	$1,400
Site Enclosure	$2,500			
Site Pavements	$4,200			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$122,600**	**$25,300**	**$10,800**	**$37,200**
Importance Code A	$29,400	$2,700	$1,000	$1,000
Importance Code B	$90,700	$22,600	$9,500	$36,200
Importance Code C	$2,500		$300	
Total	**$122,600**	**$25,300**	**$10,800**	**$37,200**

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
MAPLETON BRANCH LIBRARY
Asset # : 13257

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	$68,300	LIFE	* *	5	$21,400	
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Bulkhead Stair								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Loose Units, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Bulkhead Stair And Chimney								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Bulkhead								
Masonry: Limestone	10%			LIFE	* *	5	$1,800	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Main Entrance And Window Sills								
Windows								
Aluminum	90%			2037	* *	5	$3,400	
Condensation Present, Extent : Light, Area Affected : 15%								
Location : Throughout								
Deteriorated Finish, Extent : Light, Area Affected : 15%								
Location : Throughout								
Metal Louvers	10%			2038	* *	10	$2,400	
Parapets								
Masonry: Brick	90%	Now	$141,200	LIFE	* *	5	$3,900	
Water Penetration, Extent : Severe, Area Affected : 40%								
Location : Various Locations Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Covered In Black Tarp To Keep Rain Water Out								
Masonry: Limestone	10%	Now	$28,400	LIFE	* *	5	$500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Coping At Chimney								
Water Penetration, Extent : Severe, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Explanation : Covered In Tarp To Keep Rain Water Out								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site 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		
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	$310,900	2039	* *			
Blisters, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Roof Stair Adjacent To Elevator								
Soffits								
Metal Panel	100%			2049	* *	5-10		
Interior								
Floors								
Carpet	55%	4+	$77,200	2025	$257,400	3	$28,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : 2nd Floor								
Cast in Place Concrete	15%			LIFE	* *	5	$11,400	
Ceramic Tile	2%			2032	* *	5	$700	
Terrazzo	2%			LIFE	* *	5	$500	
Vinyl Tile	25%			2029	$77,900	3	$3,200	
Wood	1%			2057	* *	5	$700	
Interior Walls								
Ceramic Tile	3%			2038	* *	5	$600	
Concrete Masonry Unit	25%			LIFE	* *	5	$2,000	
Glass: Single Pane	2%			LIFE	* *	5	$300	
Gypsum Board	50%			LIFE	* *	5	$5,900	
Marble Panels	5%			LIFE	* *			
Plaster	15%			LIFE	* *	5	$900	
Ceilings								
AcousTileSusp.Lay-In	90%			2042	* *	5	$31,200	
Exposed Concrete	7%			LIFE	* *	5	$400	
Gypsum Board	3%	Now	$2,200	LIFE	* *	5	$1,300	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Stairway								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	$2,500	2064	* *			
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Masonry: Brick	90%			2049	* *			
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Masonry: Fieldstone	10%			2049	* *			
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$4,200	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			
Parking/Driveway								
Asphalt	100%			2038	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$1,600	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 800 Amperes Main Disconnect Switch								
.								
Switchgear / Switchboard								
Fused Disc Sw	40%			2029	$13,700	5		
Molded Case Bkrs	60%			2029	$20,500	5	$300	
Raceway								
Conduit	70%			2029	$23,200	1		
Conduit	30%			2049	* *	1		
Panelboards								
Fused Disc Sw	5%			2028	$800	5		
Molded Case Bkrs	30%			2028	$4,700	5	$200	
Molded Case Bkrs	65%			2045	* *	5	$300	
Wiring								
Thermoplastic	30%			2029	$8,800	1		
Thermoplastic	70%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,000	5	$100	
Ground								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	80%			2034	* *	10	$14,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	5%			2034	* *	10	$900	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floor								
Fluorescent	15%			2034	* *	10	$2,700	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st And 2nd Floor								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$2,400	
Exit, LED	45%			2057	* *	1		
Exit, Service	5%			2034	* *	1		
Exterior Lighting								
HID	100%			2034	* *	10	$100	
Alarm								
Security System								
No Component	50%							
Generic	50%			2034	* *	1	$3,700	
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	$12,200	

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Furnace	50%			2029	$23,100	1	$4,900	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Penthouse								
Explanation : 2 Units								
Hot Water Boiler	50%			2034	* *	1	$4,900	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	50%			2037	* *	4	$700	
No Component	50%							

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	50%			2042	* *	1	$3,200	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	80%			2027	$587,400	2	$1,000	
R-22 Refrigerant, Extent : Light, Area Affected : 80%								
Location : 2 Units In Penthouse								
Split Unit	20%			2029	$83,800			
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : 3 Units, Various Locations In 1st Floor								
Terminal Devices								
Fan Coil - 2 Pipe	20%			2029	$74,700	1	$1,300	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2029	$21,400	2	$2,800	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$11,100	
Exhaust Fans								
Interior	90%			2029	$62,900	2	$500	
Roof	10%			2029	$3,300	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2027	$12,000	2	$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$132,100	
Mechanical		$148,500
Total	**$132,100**	**$148,500**
Importance Code A	$132,100	
Importance Code B		$148,500
Total	**$132,100**	**$148,500**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$11,800		$200	
Interior Architecture	$25,300		$4,200	$500
Electrical	$16,600	$500	$500	$600
Mechanical	$3,100	$1,300	$1,300	$1,100
Site Enclosure	$11,700			
Site Pavements	$13,800			
Total	**$82,400**	**$1,800**	**$6,200**	**$2,300**
Importance Code A	$12,100	$300	$500	$300
Importance Code B	$35,000	$1,500	$5,700	$1,900
Importance Code C	$35,300			$100
Total	**$82,400**	**$1,800**	**$6,200**	**$2,300**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	$9,900	LIFE	* *	5	$8,300	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : North Facade								
Masonry: Brick	85%	Now	$44,800	LIFE	* *	5	$14,000	
Broken/Missing Elements, Extent : Light, Area Affected : 5%								
Location : South Facade								
Diagonal Cracks, Extent : Moderate, Area Affected : 15%								
Location : Southeast Corner								
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Southeast Corner								
Metal Panel	3%			2050	* *	5-10	$3,400	
Granite Panels	2%	0-2	$1,900	LIFE	* *	5	$200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Windows								
Aluminum	75%			2038	* *	5	$500	
Aluminum	25%			2046	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : South Facade								
Explanation : Stained Glass								
Roof								
Modified Bitumen	100%	Now	$87,300	2035	* *			
Blisters, Extent : Moderate, Area Affected : 30%								
Location : Various Locations Throughout								
Soffits								
Exposed Struc: Steel	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$2,300	
Ceramic Tile	5%			2039	* *	5	$500	
Sheet Vinyl/Rubber	80%			2035	* *	5	$12,500	
Vinyl Tile	10%			2030	$9,400	3	$500	
Interior Walls								
Ceramic Tile	3%			2039	* *	5	$300	
Concrete Masonry Unit	92%	Now	$19,600	LIFE	* *	5	$3,300	
Horizontal Cracks, Extent : Moderate, Area Affected : 15%								
Location : I T Closet								
Vertical Cracks, Extent : Moderate, Area Affected : 15%								
Location : I T Closet								
Gypsum Board	5%			LIFE	* *	5-10	$800	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	80%			2043	* *	5	$8,300	
Exposed Concrete	5%			LIFE	* *	5-10	$700	
Gypsum Board	15%			LIFE	* *	5-10	$5,400	
Site Enclosure								
Fence/Gates								
Chain Link	50%	Now	$1,400	2040	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : West Property Line								
Impact Damage, Extent : Moderate, Area Affected : 10%								
Location : West Property Line								
Iron Picket	50%			2065	* *			
Retaining Walls								
Masonry: Brick	100%	Now	$10,300	2040	* *			
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%								
Location : East Parking Lot								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : East Parking Lot								
Explanation : Tree Growing Adjacent To Retaining Wall Causing It To Bulge								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			
Parking/Driveway								
Asphalt	100%	Now	$13,800	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%								
Location : East Parking Lot								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : East Parking Lot								
Potholes, Extent : Moderate, Area Affected : 10%								
Location : East Parking Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	$1,600	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	$34,200	5	$200	
Raceway								
Conduit	100%			2030	$33,200	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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2046	* *	5	$200	
Wiring								
Braided Cloth	50%	2-4	$14,700	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2030	$8,800	1		
Thermoplastic	20%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2028	$16,000	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
LED	100%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$900	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
LED	100%			2038	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Building Exterior Front And Side Walls								
Explanation : LED Wallpak Fixtures								
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	* *	1	$800	
Fire/Smoke Detection								
Generic, Digital	100%	Now	$1,600	2038	* *	1-3	$4,200	
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : Throughout The Building								
Explanation : Trouble Light								

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

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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
MARCY BRANCH LIBRARY
Asset # : 13258

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	20%			2030	$3,500	1	$700	
Other Observation, Extent : Light, Area Affected : 40%								
Location : First Floor Mechanical Room								
Explanation : Duct Mounted Gas Furnace								
Hot Water Boiler	60%			2028	$34,400	1	$2,200	
Corroded, Extent : Moderate, Area Affected : 100%								
Location : First Floor Mechanical Room, Top Boiler Panel Corroding.								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : First Floor Mechanical Room								
Explanation : 1 Gas Fired Hot Water Boiler								
No Component	20%							
Distribution								
Hot Wtr Piping/Pump	100%			2046	* *	4	$600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : 2 Circulating Pumps In First Floor Mechanical Room								
Terminal Devices								
Air Handler	40%			2030	$33,400	1	$1,900	
Convector/Radiator	60%			2035	* *	1	$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	30%			2028	$83,400	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Mechanical Room								
Explanation : With Duct Mounted Gas Fired Heater								
Ext Pkg Unit - Heating/Cooling	70%			2030	$65,100	2	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : R-134a Refrigerant With Gas Heat								
Heat Rejection								
Dry Cooler	30%			2030	$12,100	2	$1,600	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,600	
Exhaust Fans								
Roof	100%			2030	$12,300	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Electric	100%			2028	$6,500	4		
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Mechanical Room								
Explanation : 40 Gallons								
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%							

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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$121,900	
Electrical	$1,300	$133,900
Mechanical		$276,200
Total	**$123,200**	**$410,100**
Importance Code A	$121,900	
Importance Code B	$1,300	$410,100
Total	**$123,200**	**$410,100**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$27,700	$500		$1,100
Interior Architecture	$29,000		$1,300	$2,300
Electrical	$800	$900	$1,000	$11,800
Mechanical	$7,600	$1,600	$2,900	$9,000
Site Pavements	$2,100			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$71,200**	**$7,000**	**$9,200**	**$28,100**
Importance Code A	$28,300	$1,100	$600	$1,700
Importance Code B	$39,900	$5,900	$7,800	$26,400
Importance Code C	$3,000		$700	
Total	**$71,200**	**$7,000**	**$9,200**	**$28,100**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	$200	
Masonry: Brick	85%			LIFE	* *	5	$16,300	
Vertical Cracks, Extent : Light, Area Affected : 1%								
Location : Pilaster								
Masonry: Fieldstone	10%			LIFE	* *	5	$1,400	
Window Wall	3%			2049	* *	5	$2,200	
Glazing Clouded, Extent : Moderate, Area Affected : 75%								
Location : Throughout								
Windows								
Aluminum	100%	Now	$26,500	2045	* *	5	$1,500	
Hardware Missing, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Around Windows In Staircase, Various Locations Throughout								
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	$3,000	
Concrete Masonry Unit	45%			LIFE	* *	5	$2,000	
Masonry: Brick	45%			LIFE	* *	5	$1,800	
Roof								
Asphalt Shingle	15%			2032	* *	10	$500	
Modified Bitumen	80%	Now	$121,900	2034	* *			
Alligatoring, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%								
Location : Back Of Building								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Back Of Building								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Lower Roof								
Explanation : Protection Board Added Due To Construction Next Door.								
Skylight, Metal/Glass	5%			2049	* *	10	$3,500	
Soffits								
Stucco Cement	100%	Now	$1,200	2042	* *	5	$900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future 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
MIDWOOD BRANCH LIBRARY
Asset # : 13259

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$2,500	
Ceramic Tile	5%			2038	* *	5	$1,100	
Terrazzo	10%	Now	$11,100	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : At Stairs								
Vinyl Tile	80%	Now	$8,100	2034	* *	3	$6,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : First And Second Floor Reading Area								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$1,400	
Concrete Masonry Unit	80%			LIFE	* *	5	$9,100	
Gypsum Board	15%	Now	$900	LIFE	* *	5	$2,600	
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Throughout, At Windows								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout, At Windows								
Ceilings								
AcousTileSusp.Lay-In	80%	0-2	$7,700	2042	* *	5	$9,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Gypsum Board	10%	Now	$1,200	LIFE	* *	5	$2,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Throughout, At Windows								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout, At Windows								
Plaster	10%			LIFE	* *	5	$1,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Free Standing Walls								
Masonry: Brick	100%			2049	* *			
Retaining Walls								
Masonry: Brick	100%			2049	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	75%	Now	$600	2042	* *			
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Side Entrance								
Pavers/Stone	25%			2038	* *			

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Parking/Driveway								
Asphalt	100%	Now	$1,400	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Potholes, Extent : Moderate, Area Affected : 5%								
Location : Side Lot								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Side Lot								
Tripping Hazard, Extent : Moderate, Area Affected : 2%								
Location : Side Lot								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2049	* *	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes								
Switchgear / Switchboard								
Fused Disc Sw	50%			2049	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Vertical Section								
Molded Case Bkrs	50%			2049	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Vertical Section								
Raceway								
Conduit	100%			2049	* *	1		
Panelboards								
Fused Disc Sw	5%			2045	* *	5		
Molded Case Bkrs	95%			2045	* *	5	$300	
Wiring								
Thermoplastic	100%			2049	* *	1		
Motor Controllers								
Locally Mounted	70%			2042	* *	5	$100	
Motor Control Center	30%			2042	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Connected To Metal Water Pipe								
Lighting								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	96%			2034	* *	10	$10,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	1%			2024	$1,300	10	$100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Storage Room								
LED	3%			2037	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Staircase And 2nd Floor								
Explanation : LED Light Fixtures								
Egress Lighting								
Emergency, Battery	50%			2037	* *	10	$1,500	
Exit, Service	50%			2037	* *	1		
Exterior Lighting								
HID	5%			2029	$2,400	10		
LED	20%			2037	* *			
No Component	75%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras, Intrusion Alarm System, Panic Doors								
Fire/Smoke Detection								
Generic, Analog	100%			2029	$133,900	1-3	$7,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors And Alarm Bells								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	50%			2029	$85,100	1	$3,800	
Convector/Radiator	40%			2034	* *	1	$1,600	
Fan Coil Unit/Heat	10%			2029	$18,100	1	$400	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement								
Explanation : Basement Area								
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2029	$30,800	1	$1,700	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Roof								
Explanation : 1 Unit On The Higher Roof								
Ext Pkg Unit - Heating/Cooling	70%	Now	$5,300	2029	$106,100	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units On Lower Roof.								
Distribution								
CW & CHW Wtr Pipe/Pump	30%			2039	* *	4	$200	
No Component	70%							
Terminal Devices								
Fan Coil - 4 Pipe	30%			2029	$85,000	1	$1,200	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,800	
Exhaust Fans								
Interior	25%			2029	$10,800	2	$100	
Roof	75%			2029	$15,100	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2024	$7,400	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sewage Ejector(s)								
Electric	100%			2029	$3,500	4	$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Set								
Backflow Preventer								
Generic	100%			2037	* *	1	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor Work Room								
Explanation : First Floor Work Room								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	70%							
Generic	30%			2039	* *	1-2	$1,000	
Other Observation, Extent : Light, Area Affected : 30%								
Location : Basement								
Explanation : Basement Only								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

Asset Name	: **MILL BASIN BRANCH LIBRARY**		
Address	: **2385 RALPH AVE. @AVENUE N**		
Borough	: **BROOKLYN**	**Agency's Number**	: **68**
Program / Asset #	: **BPL0M68.000 / 13260**	**Yr Built/Renovated**	: **1974 / 2005**
Area Sq Ft	: **7,500**	**Project Type**	: **BROOKLYN PUBLIC LIBRARY**
Date of Survey	: **22-Mar-2013**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Roof, Floors 1,2**		
Block	: **8363** **Lot** : **9**	**BIN**	: **3235910**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$60,400	$155,200
Interior Architecture		$7,900
Electrical		$161,600
Mechanical		$93,000
Total	**$60,400**	**$417,800**
Importance Code A	$60,400	$155,200
Importance Code B		$262,600
Total	**$60,400**	**$417,800**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$15,300	$1,200		
Interior Architecture	$2,700	$400	$600	
Electrical	$700	$800	$800	$900
Mechanical	$5,100	$400	$1,100	$400
Total	**$23,700**	**$2,800**	**$2,600**	**$1,300**
Importance Code A	$15,600	$1,500	$400	$500
Importance Code B	$8,100	$1,200	$2,100	$800
Importance Code C			$100	
Total	**$23,700**	**$2,800**	**$2,600**	**$1,300**

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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
MILL BASIN BRANCH LIBRARY
Asset # : 13260

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	$60,400	LIFE	* *	5	$18,900	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Southeast Corner At Second Floor								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : West Facade								
Windows								
Aluminum	100%	Now	$4,800	2040	* *	5	$300	
Air Infiltration, Extent : Severe, Area Affected : 25%								
Location : Throughout								
Caulking Deteriorated, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Parapets								
Masonry: Brick	73%			LIFE	* *	5	$2,600	
Metal Panel	5%	Now	$3,000	2044	* *	5	$400	
Deformed/Dented, Extent : Moderate, Area Affected : 10%								
Location : Coping At North Side								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Metal Rail	10%	Now	$2,000	2029	$10,200	5	$2,600	
Corrosion/Rusting, Extent : Light, Area Affected : 25%								
Location : Over Second Floor Roof								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Over Second Floor Roof								
Metal: Cage/Fence	10%			2037	* *	5-10	$2,800	
Pre-Cast Concrete	2%	Now	$800	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : Coping Over Free Standing Parapet								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping Over Free Standing Parapet								
Roof								
Modified Bitumen	90%			2029	$139,700	10	$9,700	
Modified Bitumen	10%	Now	$4,700	2029	$15,500			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Over Second Floor								
Seams Open/Split, Extent : Moderate, Area Affected : 25%								
Location : Over Second Floor								
Interior								

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

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

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

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

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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
MILL BASIN BRANCH LIBRARY
Asset # : 13260

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	45%			2029	$35,700	10	$3,100	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2029	$4,000	10	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Entrance Area								
Explanation : Compact Fluorescent Light Fixtures								
Fluorescent	50%			2029	$39,700	10	$3,400	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Egress Lighting								
Emergency, Battery	50%			2029	$5,400	10	$900	
Exit, LED	50%			2052	* *	1		
Exterior Lighting								
Fluorescent	50%			2029	$12,700	10	$300	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Front Entrance								
Explanation : Compact Fluorescent Light Fixtures								
HID	50%			2029	$15,000	10		
Alarm								
Security System								
Generic	100%			2029	$24,000	1	$2,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Camera System								
Fire/Smoke Detection								
Generic	100%			2029	$82,200	1-3	$4,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Manual Pull Station, Strobe Lights And Alarm Bells								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%	Now		2044	* *	1		
Other Observation, Extent : Severe, Area Affected : 100%								
Location : Gas Meter Room								
Explanation : There Is No Vent For The Gas Meter Room								
Conversion Equipment								
Furnace	100%			2029	$17,500	1	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 1 Package Unit								

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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
MILL BASIN BRANCH LIBRARY
Asset # : 13260

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2029	$93,000	2	$500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 1 Package Unit On The Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,200	
Exhaust Fans								
Roof	100%			2029	$12,300	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2021	$4,500	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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$869,600	
Interior Architecture	$76,000	$278,000
Electrical	$94,800	$47,900
Mechanical		$352,700
Total	**$1,040,500**	**$678,600**
Importance Code A	$869,600	
Importance Code B	$170,800	$678,600
Total	**$1,040,500**	**$678,600**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$83,900			
Interior Architecture	$43,900	$9,400		$3,900
Electrical	$21,200	$900	$1,000	$18,400
Mechanical	$5,400	$2,600	$4,600	$2,600
Site Enclosure	$6,400			
Site Pavements	$300			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$165,100**	**$16,900**	**$9,500**	**$28,800**
Importance Code A	$85,100	$1,200	$1,200	$1,200
Importance Code B	$53,800	$15,700	$8,300	$27,600
Importance Code C	$26,200			
Total	**$165,100**	**$16,900**	**$9,500**	**$28,800**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	$227,500	LIFE	* *	5	$23,800	1
Diagonal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Corners, Throughout, Around Windows								
Efflorescence, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 35%								
Location : Throughout, Corners								
Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
Location : Around Windows								
Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%								
Location : Bulkheads, Around Windows								
Granite Panels	8%	Now	$53,300	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Various								
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%								
Location : South Facade								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : South Facade								
Slate Panels	2%	Now	$32,900	LIFE	* *	5	$400	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : North Facade								
Spalling, Extent : Severe, Area Affected : 20%								
Location : North Facade								
Window Wall	10%	0-2	$30,200	2049	* *	5	$5,600	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Stair								
Windows								
Aluminum	100%	Now	$392,000	2054	* *	5	$4,400	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Clouded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : North Facade, South Facade, Stair, Classroom								
Weather Strip Missing, Extent : Moderate, Area Affected : 25%								
Location : Throughout								

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

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

Architecture	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
Masonry: Brick	93%	Now	$134,400	LIFE		* *	5	$4,400	1
Diagonal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Corners, Throughout									
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Horizontal Cracks, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : North Facade, South Facade									
Masonry: Granite	2%			LIFE		* *	5	$100	
Masonry: Limestone	5%	Now	$15,700	LIFE		* *	5	$300	1
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 35%									
Location : Coping									
Caulking Deteriorated, Extent : Severe, Area Affected : 35%									
Location : Coping									
Roof									
Asphalt Shingle	2%			2038		* *	10	$100	
Modified Bitumen	98%	0-2	$62,500	2034		* *			
Blisters, Extent : Moderate, Area Affected : 10%									
Location : Roof Over Second Floor									
Ponding, Extent : Severe, Area Affected : 10%									
Location : Lower Roof Along New Lots Avenue									
Soffits									
Cast in Place Concrete	100%	Now	$5,100	LIFE		* *	5	$900	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Canopy At Service Entrance									
Horizontal Cracks, Extent : Severe, Area Affected : 5%									
Location : Canopy At Service Entrance									
Interior									
Floors									
Cast in Place Concrete	5%			LIFE		* *	5	$3,900	
Ceramic Tile	3%			2032		* *	5	$1,100	
Terrazzo	5%	4+	$4,400	LIFE		* *	5	$1,400	
Ponding, Extent : Moderate, Area Affected : 5%									
Location : Landing Of Main Staircase - Slipping Hazard									
Vinyl Tile	87%	4+	$13,900	2029	$278,000		3	$11,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : First Floor									

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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BROOKLYN PUBLIC LIBRARY - 038
NEW LOTS BRANCH LIBRARY
Asset # : 4203

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	$1,100	
Glass: Single Pane	2%	0-2	$16,800	LIFE	* *	5	$400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Vestibule Doors At First, Basement And Second Floors								
Other Observation, Extent : Moderate, Area Affected : 25%								
Location : Vestibule Doors At Basement, First And Second Floors								
Explanation : Deteriorated Finish								
Gypsum Board	10%			LIFE	* *	5	$1,600	
Marble Panels	5%			LIFE	* *			
Plaster	68%			LIFE	* *	5	$5,400	
SGFT/Glazed Masonry	5%	Now	$2,700	LIFE	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Main Stair Between Basement And First Floor								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Main Stair Between Basement And First Floor								
Ceilings								
AcousTileConcealSpLn	25%	Now	$76,000	2049	* *	5	$5,600	
Loose/Delam Surface, Extent : Light, Area Affected : 10%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Second Floor, Around Windows								
AcousTileSusp.Lay-In	50%			2042	* *	5	$17,800	
Plaster	25%	Now	$6,200	LIFE	* *	5	$5,600	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Stairwell								
Site Enclosure								
Fence/Gates								
Chain Link	2%			2039	* *			
Iron Picket	98%	4+	$6,400	2064	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Schenck Avenue And Rear Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Asphalt	95%	4+	$300	2038	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Various								
Cast in Place Concrete	5%			2042	* *			
Parking/Driveway								
Asphalt	100%			2038	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
NEW LOTS BRANCH LIBRARY
Asset # : 4203

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	$2,700	5	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Fused Disc Sw	50%			2029	$17,100	5	$100	
Molded Case Bkrs	50%			2029	$17,100	5	$300	
Raceway								
Conduit	100%			2029	$33,200	1		
Panelboards								
Fused Disc Sw	5%			2028	$1,200	5		
Molded Case Bkrs	95%			2028	$22,500	5	$600	
Wiring								
Braided Cloth	70%	2-4	$20,500	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2029	$8,800	1		
Motor Controllers								
Locally Mounted	100%			2027	$47,900	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
LED	100%			2037	* *			
Egress Lighting								
Emergency, Battery	10%			2037	* *	10	$600	
Emergency, Battery	40%			2024	$13,500	10	$2,300	
Exit, Service	5%			2037	* *	1		
Exit, Service	45%			2024	$1,600	1		
Exterior Lighting								
HID	100%			2024	$94,800	10	$100	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	$2,700	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2034	* *	1-3	$4,400	

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
NEW LOTS BRANCH LIBRARY
Asset # : 4203

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Furnace	60%			2029	$33,200	1	$7,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Rooftop Units								
Hot Water Boiler	40%			2042	* *	1	$4,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit								
Distribution								
Hot Wtr Piping/Pump	40%			2037	* *	4	$700	
No Component	60%							
Terminal Devices								
Convector/Radiator	40%			2034	* *	1	$3,100	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2034	* *	1	$2,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Units. R-410a								
Ext Pkg Unit - Heating/Cooling	70%			2029	$206,100	2	$1,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units. Roof								
Split Unit	10%			2029	$50,200			
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 4 Units. Various Locations								
Terminal Devices								
Fan Coil - 2 Pipe	20%			2034	* *	1	$1,500	
Fan Coil - 2 Pipe	10%			2029	$44,700	1	$800	
No Component	70%							
Heat Rejection								
Air Cooled Condenser Unit	20%			2034	* *	2	$3,300	
Air Cooled Condenser Unit	10%			2029	$4,700	2	$1,700	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$13,200	

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
NEW LOTS BRANCH LIBRARY
Asset # : 4203

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	25%	Now	$400	2029	$20,900	2	$100	
Not in Service, Extent : Severe, Area Affected : 10%								
Location : Basement Staff Lounge								
Roof	75%	Now	$1,500	2029	$29,300	2	$400	
Corroded, Extent : Moderate, Area Affected : 15%								
Location : Roof Exhaust Fans								
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2039	* *	1		
Galvanized Steel	50%			2027	$51,600	1		
Water Heater								
Gas Fired	100%			2027	$14,300	2	$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2029	$3,600	4	$800	
Sewage Ejector(s)								
Electric	100%			2029	$6,800	4	$1,400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2029	$11,500	1-2	$300	

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

Asset Name	: **NEW UTRECHT BRANCH LIBRARY**		
Address	: **1743 86TH ST. @BAY 17 STREET**		
Borough	: **BROOKLYN**	**Agency's Number**	: **51**
Program / Asset #	: **BPL0005.000 / 4204**	**Yr Built/Renovated**	: **1956 / 2000**
Area Sq Ft	: **22,455**	**Project Type**	: **BROOKLYN PUBLIC LIBRARY**
Date of Survey	: **03-May-2016**	**Landmark Status**	: **NONE**
Areas Surveyed	: **Basement, Roof, Floors 1,2**		
Block	: **6343** **Lot** : **64**	**BIN**	: **3165745**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$608,700	
Interior Architecture	$383,100	
Electrical	$303,800	$49,200
Total	**$1,295,600**	**$49,200**
Importance Code A	$608,700	
Importance Code B	$648,800	$49,200
Importance Code C	$38,100	
Total	**$1,295,600**	**$49,200**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$30,900			
Interior Architecture	$42,500	$3,200		$400
Electrical	$21,300	$63,600	$500	$500
Mechanical	$13,900	$2,200	$4,700	$2,200
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$112,600**	**$72,900**	**$9,200**	**$7,100**
Importance Code A	$34,400	$1,200	$1,100	$1,100
Importance Code B	$50,300	$71,800	$8,100	$6,000
Importance Code C	$27,900			
Total	**$112,600**	**$72,900**	**$9,200**	**$7,100**

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

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

Architecture	Current Repair			Future Replacement			Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost		Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
Masonry: Brick	90%	Now	$244,700	LIFE		* *	5	$25,600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : East Facade, Chimney									
Vertical Cracks, Extent : Moderate, Area Affected : 5%									
Location : At Northwest Corner									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : At Stairs Walls									
Masonry: Fieldstone	1%	Now	$7,800	LIFE		* *	5	$200	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 30%									
Location : Throughout									
Masonry: Limestone	8%	Now	$78,800	LIFE		* *	5	$1,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Window Wall	1%	Now	$2,900	2047		* *	5	$500	
Air Infiltration, Extent : Light, Area Affected : 10%									
Location : Throughout									
Windows									
Aluminum	100%	Now	$196,400	2052		* *	5	$2,200	
Bent/Warped Elements, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Deformed/Dented, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Parapets									
Cast Stone/Terra Cotta	5%	Now	$1,400	LIFE		* *	5	$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Masonry: Brick	90%	Now	$17,600	LIFE		* *	5	$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Interior Face Of South Parapet									
Masonry: Limestone	5%	0-2	$1,200	LIFE		* *	5	$100	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Throughout									
Roof									
Modified Bitumen	100%	Now	$88,800	2032		* *			
Blisters, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior									

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$3,700	
Ceramic Tile	5%			2036	* *	5	$1,700	
Terrazzo	5%			LIFE	* *	5	$1,300	
Vinyl Tile	10%	Now	$3,000	2032	* *	3	$1,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Vinyl Tile 9" X 9"	75%			2022	$293,700	3	$9,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2036	* *	5	$1,500	
Gypsum Board	10%	Now	$2,600	LIFE	* *	5	$1,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	75%	Now	$38,100	LIFE	* *	5	$6,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
SGFT/Glazed Masonry	10%	Now	$24,500	LIFE	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Ceilings								
AcousTileConcealSpLn	25%	0-2	$7,200	2040	* *	5	$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Exposed Concrete	10%			LIFE	* *	5	$500	
Gypsum Board	10%	Now	$3,600	LIFE	* *	5	$4,200	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	55%	Now	$51,300	LIFE	* *	5	$11,600	
Water Penetration, Extent : Moderate, Area Affected : 2%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	$2,700	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 400 Ampere Main Disconnect Switches								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	$34,200	5	$600	
Raceway								
Conduit	95%			2027	$31,500	1		
Conduit	5%			2047	* *	1		
Panelboards								
Fused Disc Sw	5%			2026	$1,200	5		
Molded Case Bkrs	30%			2043	* *	5	$200	
Molded Case Bkrs	65%			2026	$15,400	5	$400	
Wiring								
Braided Cloth	70%	2-4	$20,500	2052	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$300	
Lighting								
Interior Lighting								
Fluorescent	90%			2022	$214,100	10	$18,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Incandescent	10%			2022	$23,800	2	$100	
Egress Lighting								
Emergency, Battery	50%			2022	$16,000	10	$2,700	
Exit, Service	50%			2022	$1,700	1		
Exterior Lighting								
HID	100%			2022	$89,700	10	$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2027	$14,400	1	$1,700	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2027	$49,200	1-3	$2,900	

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
NEW UTRECHT BRANCH LIBRARY
Asset # : 4204

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	$3,400	2040	* *	1	$10,000	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Thermostat Control System								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	$1,100	
Terminal Devices								
Air Handler	40%			2032	* *	1	$5,600	
Convector/Radiator	60%			2040	* *	1	$4,400	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%	Now	$9,000	2032	* *	2	$1,100	
Malfunctioning, Extent : Moderate, Area Affected : 5%								
Location : Thermostat Control System								
Terminal Devices								
Air Handler/Dir Expansion	100%			2032	* *	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$12,500	
Exhaust Fans								
Interior	10%	Now	$400	2032	* *	2	$100	
Broken, Extent : Moderate, Area Affected : 5%								
Location : Bathrooms								
Roof	90%			2032	* *	2	$600	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2032	* *	1		
Water Heater								
Gas Fired	100%			2025	$13,600	2	$300	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$186,800	
Interior Architecture	$42,900	$219,900
Electrical	$177,000	
Mechanical	$258,600	
Total	**$665,300**	**$219,900**
Importance Code A	$186,800	
Importance Code B	$478,500	$219,900
Total	**$665,300**	**$219,900**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$15,600			$1,100
Interior Architecture	$79,000	$500		$2,500
Electrical	$13,600	$500	$600	$17,000
Mechanical	$2,100	$2,400	$2,900	$9,900
Site Enclosure	$2,700			
Site Pavements	$3,600			
Total	**$116,500**	**$3,400**	**$3,600**	**$30,400**
Importance Code A	$16,400	$800	$800	$2,000
Importance Code B	$79,700	$2,100	$2,800	$28,400
Importance Code C	$20,500	$500		
Total	**$116,500**	**$3,400**	**$3,600**	**$30,400**

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
PACIFIC BRANCH LIBRARY
Asset # : 13261

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$34,600	
Masonry: Fieldstone	5%	Now	$3,700	LIFE	* *	5	$1,500	
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Rear Of Building								
Masonry: Limestone	10%	4+	$10,400	LIFE	* *	5	$3,100	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Windows								
Metal Louvers	1%	Now	$1,400	2044	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 45%								
Location : Rear Areaway								
Wood	99%	Now	$133,600	2054	* *	5	$22,500	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Glazing Broken/Cracked, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Parapets								
Masonry: Brick	80%	Now	$53,200	LIFE	* *	5	$4,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Interior Face								
Spalling, Extent : Moderate, Area Affected : 30%								
Location : Interior Face								
Masonry: Limestone	10%			LIFE	* *	5	$700	
Metal Panel	10%			2049	* *	5	$2,100	
Roof								
Not Accessible	100%							
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Staining/Discoloring, Extent : Light, Area Affected : 25%								
Location : Throughout								
Interior								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$4,300	
Ceramic Tile	5%	Now	$2,500	2032	* *	5	$600	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Toilets								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Quarry Tile	1%			2034	* *	5	$400	
Sheet Vinyl/Rubber	10%	Now	$3,800	2029	$76,800	5	$1,800	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Reading Room								
Vinyl Tile	65%	Now	$42,900	2029	$143,000	3	$6,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Basement And Meeting Room								
Explanation : 9x9 Tiles								
Vinyl Tile 9" X 9"	10%	Now	$8,600	2029	$28,500	3	$900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Basement Reading Rooms								
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Basement Reading Rooms								
Wood	1%	Now	$8,500	2069	* *	5	$200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : Custodian Office								
Deteriorated Finish, Extent : Moderate, Area Affected : 100%								
Location : Custodian Office								
Dry Rot/Decay, Extent : Moderate, Area Affected : 15%								
Location : Custodian Office								
Split/Cracked, Extent : Moderate, Area Affected : 15%								
Location : Custodian Office								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site specific cost escalations are not included.
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BROOKLYN PUBLIC LIBRARY - 038
PACIFIC BRANCH LIBRARY
Asset # : 13261

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2032	* *	5	$900	
Gypsum Board	10%			LIFE	* *	5	$1,100	
Plaster	80%	Now	$12,400	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Basement, 1st Floor Rear Exit, Mezzanine Windows								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Basement, 1st Floor Rear Exit, Mezzanine Windows								
Wood	5%	Now	$2,200	LIFE	* *	5	$3,700	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Reading Room								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : 2nd Floor Reading Room								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Reading Room								
Ceilings								
AcousTileSusp.Lay-In	5%	Now	$10,500	2049	* *	5	$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Male Bathroom In Basement								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Male Bathroom In Basement								
Misaligned/Bulging, Extent : Severe, Area Affected : 40%								
Location : Male Bathroom In Basement								
Gypsum Board	5%			LIFE	* *	5	$1,500	
Plaster	90%	Now	$30,600	LIFE	* *	5	$13,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Basement								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$2,200	2049	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Free Standing Walls								
Cast in Place Concrete	100%	Now	$200	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	50%	Now	$300	2049	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Fieldstone	50%			2039	* *			
Site Pavements								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	100%	Now	$1,200	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Parking/Driveway								
Cast in Place Concrete	100%	Now	$2,400	2034	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Moderate, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$1,600	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	$34,200	5	$400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Vertical Sections								
Raceway								
Conduit	100%			2029	$33,200	1		
Panelboards								
Fused Disc Sw	10%			2028	$1,600	5		
Molded Case Bkrs	90%			2028	$14,200	5	$400	
Wiring								
Thermoplastic	100%			2029	$29,300	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,000	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,100	LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : Corroded								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	75%			2024	$125,200	10	$10,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Fluorescent	3%			2034	* *	10	$400	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	20%			2034	* *	10	$2,900	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Offices, 2nd Floor, Toilets, Basement								
Fluorescent	2%	Now	$3,300	2039	* *			
Malfunctioning, Extent : Light, Area Affected : 100%								
Location : Basement								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$1,900	
Exit, Service	50%			2034	* *	1		
Exterior Lighting								
HID	30%			2029	$18,900	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%	Now	$51,800	2039	* *	1-3	$2,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : Fire Alarm System Is Not Functional. Alarm Bells And Manual Pull Stations								

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2045	* *	4	$1,200	
Terminal Devices								
Air Handler	80%			2024	$175,600	1	$7,800	
On Extended Life, Extent : Moderate, Area Affected : 100%								
Location : Roof And Basement, Equipment Approaching Useful Life Cycle Limit								
Convector/Radiator	20%			2034	* *	1	$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	25%	Now	$83,000	2034	* *	2	$200	
Unit Inoperable, Extent : Moderate, Area Affected : 50%								
Location : Basement								
Window/Wall Unit	25%			2024	$8,100	1		
Not Accessible	50%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Roof								
Explanation : No Access To Survey Package Unit On Roof								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,800	
Exhaust Fans								
No Component	50%							
Not Accessible	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	* *	1		
Water Heater								
Gas Fired	100%			2028	$9,500	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2022	$500	4	$500	
Backflow Preventer								
No Component	80%							
Generic	20%			2029	$800	1	$200	
Other Observation, Extent : Light, Area Affected : 20%								
Location : Basement								
Explanation : Boiler Only								
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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$155,100	
Mechanical		$575,300
Total	**$155,100**	**$575,300**
Importance Code A	$155,100	
Importance Code B		$575,300
Total	**$155,100**	**$575,300**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$61,600	$33,400		$5,000
Interior Architecture	$1,800	$2,500	$400	
Electrical	$1,100	$1,700	$1,100	$17,200
Mechanical	$2,000	$4,100	$2,900	$4,100
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$70,400**	**$45,600**	**$8,200**	**$30,100**
Importance Code A	$62,400	$34,200	$800	$5,700
Importance Code B	$8,000	$11,400	$7,400	$24,400
Importance Code C				
Total	**$70,400**	**$45,600**	**$8,200**	**$30,100**

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	$105,300	LIFE	* *	5	$30,300	
Efflorescence, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 10%								
Location : 8th Street								
Masonry: Limestone	10%	4+	$49,800	LIFE	* *	5	$2,700	
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Stucco Cement	5%	Now	$17,800	2034	* *	5	$2,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 30%								
Location : Throughout Most Areas								
Loose/Delam Surface, Extent : Severe, Area Affected : 20%								
Location : Moat Areas								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Actual Bluestone								
Windows								
Aluminum	100%	Now	$27,200	2045	* *	5	$2,800	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Unit Inoperable, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Parapets								
Masonry: Brick	85%	Now	$11,600	LIFE	* *	5	$3,500	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Masonry: Limestone	10%	0-2	$5,000	LIFE	* *	5	$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Roof								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Metal Panel	5%			2049	* *	5	$800	
Roof								
Metal Panel	80%			2042	* *	10	$33,400	
Modified Bitumen	20%			2034	* *	10	$4,600	
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$2,600	
Ceramic Tile	3%			2038	* *	5	$700	
Glass Block	5%			2057	* *	1		
Mosaic Tile	2%			2046	* *	5	$1,200	
Vinyl Tile	85%			2034	* *	3	$7,500	

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$300	
Glass: Single Pane	5%			LIFE	* *	5	$600	
Gypsum Board	10%			LIFE	* *	5	$900	
Plaster	70%			LIFE	* *	5	$3,200	
Wood	5%			LIFE	* *	5	$3,000	
Wood	5%			LIFE	* *	5	$3,000	
Ceilings								
AcousTileSusp.Lay-In	10%			2046	* *	5	$2,300	
Glass: Susp Panels	10%			LIFE	* *			
Plaster	80%			LIFE	* *	5	$11,700	
Site Enclosure								
Fence/Gates								
Chain Link	5%			2049	* *			
Iron Picket	95%			2064	* *			
Retaining Walls								
Cast in Place Concrete	100%			2064	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Various								
Explanation : Covered With Stucco Cement								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2042	* *			

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

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	40%			2027	$13,900	5		
Locally Mounted	30%			2042	* *	5		
Locally Mounted	30%			2034	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	30%			2034	* *	10	$4,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Hallways, Basement And 2nd Floor								
Fluorescent	20%			2034	* *	10	$2,900	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement And 1st, 2nd Floor								
Fluorescent	50%			2034	* *	10	$7,300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement And Reading Areas								
Egress Lighting								
Emergency, Battery	15%			2029	$3,700	10	$600	
Emergency, Battery	35%			2034	* *	10	$1,300	
Exit, LED	30%			2057	* *	1		
Exit, Service	10%			2029	$300	1		
Exit, Service	10%			2034	* *	1		
Exterior Lighting								
HID	20%			2029	$13,800	10		
No Component	80%							
Lightning Protection								
Arresters/Cabling								
Generic	100%			2032	* *	5	$500	
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Reading Areas, Hallways And Outside								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2034	* *	1-3	$9,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

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

BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2042	* *	1	$7,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 1 Gas Fired How Water Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$1,200	
Terminal Devices								
Air Handler	60%			2034	* *	1	$5,900	
Convector/Radiator	20%			2034	* *	1	$1,000	
Convector/Radiator	20%			2042	* *	1	$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	90%			2030	$575,300	2	$900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units. Basement Mechanical Room And Fan Room								
Window/Wall Unit	10%			2027	$3,600	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	* *	2	$11,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,800	
Exhaust Fans								
Interior	90%			2034	* *	2	$400	
Roof	10%			2029	$2,800	2	$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2027	$10,400	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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BROOKLYN PUBLIC LIBRARY - 038
PARK SLOPE/PROSPECT BRANCH LIBRARY
Asset # : 13262

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Through Mezzanine								
Explanation : 1 Unit								

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Electrical	$79,400	
Mechanical		$186,800
Total	**$79,400**	**$186,800**
Importance Code B	$79,400	$186,800
Total	**$79,400**	**$186,800**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$6,400	$5,100		$19,600
Interior Architecture		$1,200	$200	$400
Electrical	$500	$700	$600	$8,700
Mechanical	$2,700	$1,500	$3,100	$1,500
Site Enclosure	$2,500			
Site Pavements	$3,800			
Total	**$15,800**	**$8,500**	**$3,900**	**$30,300**
Importance Code A	$6,800	$5,500	$400	$20,100
Importance Code B	$6,600	$3,000	$3,500	$10,200
Importance Code C	$2,500			
Total	**$15,800**	**$8,500**	**$3,900**	**$30,300**

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
RED HOOK BRANCH LIBRARY
Asset # : 13263

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	40%	Now	$6,400	LIFE	* *	5	$26,900	
Exposed Reinforcement, Extent : Moderate, Area Affected : 2%								
Location : Underside Of Overhang At Front Entrance And Along Dwight Street Facade								
Spalling, Extent : Moderate, Area Affected : 5%								
Location : Corner At Dwight and Wolcott Streets And Along Dwight Street Facade								
Glass Block	5%			LIFE	* *	5	$400	
Masonry: Brick	55%			LIFE	* *	5	$7,400	
Parapets								
Stucco Cement	100%			2042	* *	5	$10,200	
Roof								
Modified Bitumen	100%			2034	* *	10	$19,600	
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ponding, Extent : Light, Area Affected : 5%								
Location : Throughout								
Vegetation Growth, Extent : Light, Area Affected : 2%								
Location : Throughout								
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	8%			LIFE	* *	5	$1,800	
Ceramic Tile	4%			2038	* *	5	$400	
Vinyl Tile	88%			2034	* *	3	$3,500	
Interior Walls								
Cast in Place Concrete	10%			LIFE	* *			
Concrete Masonry Unit	85%			LIFE	* *	5	$4,900	
Masonry: Brick	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	8%			2034	* *	5	$800	
Staining/Discoloring, Extent : Light, Area Affected : 10%								
Location : Multipurpose Meeting Room And Staff Lounge								
Exposed Concrete	92%			LIFE	* *	5	$1,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Precast Concrete T Sections								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	$2,500	2049	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	$3,800	2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

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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
RED HOOK BRANCH LIBRARY
Asset # : 13263

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2042	* *			
Activity Yard								
Cast in Place Concrete	100%			2042	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2049	* *	5	$200	
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One Vertical Section								
Raceway								
Conduit	80%			2039	* *	1		
Conduit	20%			2049	* *	1		
Panelboards								
Molded Case Bkrs	80%			2028	$12,700	5	$200	
Molded Case Bkrs	20%			2045	* *	5		
Wiring								
Thermoplastic	80%			2039	* *	1		
Thermoplastic	20%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	$16,000	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	98%			2024	$77,900	10	$6,700	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	2%			2024	$1,600	10	$100	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$900	
Exit, Battery	50%			2034	* *	10	$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
RED HOOK BRANCH LIBRARY
Asset # : 13263

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Exterior Lighting								
LED	20%			2034	* *			
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2037	* *	1	$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Reading Areas								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2037	* *	1-3	$4,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Alarm Bells And Manual Pull Stations								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Furnace	60%			2034	* *	1	$2,200	
Hot Water Boiler	40%			2042	* *	1	$1,500	
Distribution								
Hot Wtr Piping/Pump	100%			2045	* *	4	$600	
Terminal Devices								
Convector/Radiator	95%			2042	* *	1	$2,300	
Fan Coil Unit/Heat	5%			2034	* *	1	$100	
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	$63,100	1	$3,500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	$83,300	1	$4,600	
Heat Rejection								
Dry Cooler	100%			2029	$40,400	2	$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,200	
Exhaust Fans								
Roof	100%			2034	* *	2	$200	
Plumbing								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2042	* *	1		
Water Heater								
Gas Fired	100%			2027	$4,500	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a 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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$262,900	
Interior Architecture	$70,100	
Electrical	$4,800	$90,600
Mechanical	$353,200	
Total	**$690,900**	**$90,600**
Importance Code A	$262,900	
Importance Code B	$428,100	$90,600
Total	**$690,900**	**$90,600**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$9,000	$300		$700
Interior Architecture	$1,000	$3,700	$200	$1,000
Electrical	$700	$300	$4,300	$74,000
Mechanical	$800	$7,700	$1,500	$57,600
Total	**$11,500**	**$12,000**	**$6,000**	**$133,200**
Importance Code A	$9,500	$800	$400	$2,700
Importance Code B	$2,100	$11,300	$5,600	$130,500
Importance Code C				
Total	**$11,500**	**$12,000**	**$6,000**	**$133,200**

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
RUGBY BRANCH LIBRARY
Asset # : 13264

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	97%			LIFE	* *	5	$13,600	
Pre-Cast Concrete	3%			LIFE	* *	5	$1,400	
Windows								
Aluminum	75%			2032	* *	5	$600	
Aluminum	25%	Now	$9,000	2049	* *	5	$100	
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : South And West Facades								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : South And West Facades								
Parapets								
Masonry: Brick	90%			LIFE	* *	5	$3,200	
Metal Panel	10%			2044	* *	5	$1,400	
Roof								
Modified Bitumen	100%	0-2	$262,900	2034	* *			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 15%								
Location : West Side								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Interior								
Floors								
Ceramic Tile	5%			2033	* *	5	$400	
Vinyl Tile	90%			2024	$66,400	3	$3,700	
Vinyl Tile	5%			2021	$3,700	3	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : 9x9 Tiles								
Interior Walls								
Ceramic Tile	3%			2033	* *	5	$100	
Concrete Masonry Unit	10%			LIFE	* *	5	$100	
Plaster	87%			LIFE	* *	5	$500	
Ceilings								
AcousTileSusp.Lay-In	90%			2037	* *	5	$7,400	
Gypsum Board	10%			LIFE	* *	5	$1,000	

Electrical	Current Repair			Future Replacement		Maintenance		
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	$1,600	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 200 Amperes								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2024	$29,800	1		
Conduit	10%			2044	* *	1		
Panelboards								
Molded Case Bkrs	75%			2040	* *	5	$200	
Molded Case Bkrs	25%			2023	$4,000	5	$100	
Wiring								
Thermoplastic	75%			2044	* *	1		
Thermoplastic	25%			2024	$7,300	1		
Motor Controllers								
Locally Mounted	100%			2029	$16,000	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2029	$85,800	10	$7,400	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2021	$4,800	10	$400	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Book Shelves Area								
Fluorescent	5%			2029	$4,800	10	$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Front Entrance								
Explanation : Compact Fluorescent Light Fixtures								
Egress Lighting								
Emergency, Battery	50%			2029	$6,400	10	$1,100	
Exit, Service	50%			2029	$700	1		
Exterior Lighting								
Fluorescent	25%			2024	$7,600	10	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Front								
Explanation : Compact Fluorescent Light Fixtures								
HID	75%			2024	$27,000	10		
Alarm								
Security System								
Generic	100%			2032	* *	1	$3,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : CCTV Surveillance Cameras								

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

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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BROOKLYN PUBLIC LIBRARY - 038
RUGBY BRANCH LIBRARY
Asset # : 13264

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	* *	1	$4,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2032	* *	4	$400	
Terminal Devices								
Air Handler	20%			2024	$25,100	1	$1,100	
Convector/Radiator	80%			2037	* *	1	$2,300	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	80%			2022	$266,700	2	$400	
R-22 Refrigerant, Extent : Light, Area Affected : 80%								
Location : 1st Floor Equipment Room								
Int Pkg Unit - Heating/Cooling	20%			2022	$37,900	2	$100	
R-22 Refrigerant, Extent : Light, Area Affected : 20%								
Location : 1st Floor Equipment Room								
Heat Rejection								
Dry Cooler	100%			2024	$48,500	2	$6,300	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$5,000	
Exhaust Fans								
Interior	90%			2024	$28,600	2	$300	
Roof	10%			2024	$1,500	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	$5,400	2	$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$221,600	
Interior Architecture	$62,900	
Electrical	$122,800	
Mechanical	$39,800	$299,300
Total	**$447,100**	**$299,300**
Importance Code A	$221,600	
Importance Code B	$225,500	$299,300
Total	**$447,100**	**$299,300**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$25,500			$300
Interior Architecture	$13,700	$300	$100	$900
Electrical	$15,300	$800	$700	$23,600
Mechanical	$6,100	$900	$2,800	$24,000
Total	**$60,600**	**$2,000**	**$3,700**	**$48,700**
Importance Code A	$26,200	$500	$500	$19,700
Importance Code B	$34,400	$1,500	$3,000	$29,100
Importance Code C			$100	
Total	**$60,600**	**$2,000**	**$3,700**	**$48,700**

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
RYDER BRANCH LIBRARY
Asset # : 13265

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	8%			LIFE	* *	5	$3,400	
Masonry: Brick	90%			LIFE	* *	5	$7,500	
Metal Panel	2%			2039	* *	5-10	$1,200	
Windows								
Aluminum	100%	Now	$25,500	2037	* *	5	$1,400	
Air Infiltration, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Weather Strip Missing, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Roof								
Modified Bitumen	100%	Now	$221,600	2039	* *			
Blisters, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Various Locations Throughout								
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	7%			LIFE	* *	5	$1,300	
Ceramic Tile	3%	0-2	$500	2038	* *	5	$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Toilets								
Quarry Tile	5%			2042	* *	5	$600	
Vinyl Tile	85%	Now	$62,900	2039	* *	3	$2,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Corridor								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Interior Walls								
Ceramic Tile	3%			2038	* *	5	$200	
Concrete Masonry Unit	40%			LIFE	* *	5	$1,200	
Gypsum Board	47%			LIFE	* *	5	$2,100	
Masonry: Brick	10%			LIFE	* *			

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
RYDER BRANCH LIBRARY
Asset # : 13265

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTile,Adhered	35%	Now	$5,700	2042	* *	5	$1,400	
Staining/Discoloring, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
AcousTileSusp.Lay-In	50%	Now	$7,000	2042	* *	5	$2,100	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Various Locations Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	10%	0-2	$400	LIFE	* *	5	$1,000	
Horizontal Cracks, Extent : Light, Area Affected : 5%								
Location : Main Public Space								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2064	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2046	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$1,600	5	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 350 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	$34,200	5	$300	
Raceway								
Conduit	95%			2029	$31,500	1		
Conduit	5%			2049	* *	1		
Panelboards								
Fused Disc Sw	5%			2028	$800	5		
Molded Case Bkrs	75%			2028	$11,900	5	$200	
Molded Case Bkrs	20%			2045	* *	5	$100	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	$14,700	2054	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	20%			2049	* *	1		
Thermoplastic	30%			2029	$8,800	1		
Motor Controllers								
Locally Mounted	100%			2027	$32,000	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
LED	70%			2039	* *			
LED	30%			2024	$122,800			
Other Observation, Extent : Light, Area Affected : 100%								
Location : First Floor								
Explanation : LED Bulb Are New But The Fixtures Are Old								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$1,300	
Exit, LED	30%			2069	* *	1		
Exit, Service	20%			2034	* *	1		
Exterior Lighting								
HID	50%			2024	$21,400	10		
LED	50%			2039	* *			
Alarm								
Security System								
No Component	50%							
Generic	50%			2037	* *	1	$2,000	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2037	* *	1-3	$4,600	

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

Note : 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
RYDER BRANCH LIBRARY
Asset # : 13265

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	50%			2024	$12,500	1	$2,600	
Other Observation, Extent : Light, Area Affected : 50%								
Location : 1st Floor Equipment Room								
Explanation : 3 Units								
Furnace	25%	Now	$300	2024	$6,200	1	$1,200	
Other Observation, Extent : Severe, Area Affected : 25%								
Location : Roof								
Explanation : One Rooftop Package Unit, Both Heat And Air Conditioning Do not Work.								
Hot Water Boiler	25%			2034	* *	1	$1,300	
Other Observation, Extent : Light, Area Affected : 25%								
Location : 1st Floor Equipment Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	25%			2037	* *	4	$200	
No Component	75%							
Terminal Devices								
Convector/Radiator	25%			2034	* *	1	$900	
No Component	75%							
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%	Now	$2,000	2024	$39,800	2	$200	
R-22 Refrigerant, Extent : Severe, Area Affected : 30%								
Location : AC Does not Work, Roof								
Split Unit	70%			2029	$158,300			
R-22 Refrigerant, Extent : Light, Area Affected : 70%								
Location : 3 Units, 1st Floor Equipment Room								
Terminal Devices								
Fan Coil - 2 Pipe	70%			2029	$141,100	1	$2,400	
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2029	$14,900	2	$5,200	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	$2,000	LIFE	* *	2-5	$6,000	
Insul. Deteriorating, Extent : Moderate, Area Affected : 2%								
Location : Top Of Children Area Ceiling, Causing Condensate Drips.								
Exhaust Fans								
Interior	50%			2029	$18,800	2	$200	
Roof	25%			2024	$4,400	2	$100	
Roof	25%			2034	* *	2	$100	
Plumbing								

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2027	$6,500	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 : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$37,800	
Interior Architecture	$95,000	
Mechanical		$363,200
Total	**$132,700**	**$363,200**
Importance Code A	$37,800	
Importance Code B	$95,000	$363,200
Total	**$132,700**	**$363,200**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$1,200	$17,000		
Interior Architecture	$21,300		$800	$1,900
Electrical	$300	$400	$300	$11,600
Mechanical	$14,100	$1,500	$3,900	$1,500
Site Enclosure	$3,200			
Site Pavements	$3,400			
Total	**$43,500**	**$18,900**	**$5,000**	**$15,000**
Importance Code A	$1,700	$17,500	$500	$600
Importance Code B	$15,100	$1,400	$4,000	$14,500
Importance Code C	$26,700		$500	
Total	**$43,500**	**$18,900**	**$5,000**	**$15,000**

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
SARATOGA BRANCH LIBRARY
Asset # : 13266

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	$37,800	LIFE	* *	5	$11,800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Masonry: Limestone	20%			LIFE	* *	5	$2,400	
Metal Panel	5%	Now	$1,200	2039	* *	5	$1,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%								
Location : Metal Panel Covers At South And East Facades								
Deteriorated Finish, Extent : Moderate, Area Affected : 25%								
Location : Metal Panel Covers At South And East Facades								
Windows								
Glass Block	5%			LIFE	* *	5	$100	
Metal Louvers	2%			2038	* *	10	$500	
Wood	93%			2037	* *	5	$34,000	
Parapets								
Masonry: Limestone	100%			LIFE	* *	5	$3,300	
Roof								
Slate	100%			LIFE	* *			
Soffits								
Cast Stone/Terra Cotta	100%			LIFE	* *	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$2,700	
Ceramic Tile	5%			2038	* *	5	$600	
Worn/Eroded, Extent : Light, Area Affected : 5%								
Location : Toilets Throughout								
Vinyl Tile	85%	Now	$95,000	2039	* *	3	$4,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : At Main Entrance								
Worn/Eroded, Extent : Moderate, Area Affected : 35%								
Location : First Floor								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$1,100	
Concrete Masonry Unit	5%			LIFE	* *	5	$400	
Masonry: Brick	20%	Now	$8,700	LIFE	* *			
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Area Way								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Area Way								
Plaster	70%	Now	$12,600	LIFE	* *	5	$4,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Throughout								

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

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

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

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

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

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

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2034	* *	1	$5,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$800	
Terminal Devices								
Air Handler	40%			2029	$59,600	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	$89,900	1	$5,000	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : 2 Units. 2nd Floor New Extension								
Terminal Devices								
Air Handler/Dir Expansion	100%	0-2	$5,900	2029	$118,400	1		
Leak Evident, Extent : Moderate, Area Affected : 5%								
Location : Bottom Of The Unit, Basement								
Heat Rejection								
Dry Cooler	100%			2029	$57,600	2	$7,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	$4,900	LIFE	* *	2-5	$6,000	
Unbalanced System, Extent : Moderate, Area Affected : 20%								
Location : Various Locations								
Exhaust Fans								
Interior	100%			2029	$37,700	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2027	$6,500	2	$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Hydraulic Chair Lift								

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$53,300	
Interior Architecture		$88,400
Total	**$53,300**	**$88,400**
Importance Code A	$53,300	
Importance Code B		$88,400
Total	**$53,300**	**$88,400**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$25,700			
Interior Architecture	$34,900		$5,300	$1,200
Electrical	$300	$100	$100	$100
Mechanical	$3,400	$2,100	$1,500	$1,900
Site Pavements	$7,400			
Total	**$71,600**	**$2,200**	**$6,900**	**$3,200**
Importance Code A	$26,100	$400	$400	$400
Importance Code B	$41,100	$1,800	$6,500	$2,800
Importance Code C	$4,400			
Total	**$71,600**	**$2,200**	**$6,900**	**$3,200**

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	2-4	$20,600	LIFE	* *	5	$12,900	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Metal Panel	10%			2040	* *	5-10	$11,100	
Metal: Cage/Fence	5%			2035	* *	5	$3,500	
Window Wall	5%			2040	* *	5	$3,000	
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	$6,000	
Metal Panel	50%			2050	* *	5	$3,400	
Roof								
Modified Bitumen	90%	0-2	$53,300	2035	* *			
Blisters, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Skylight, Metal/Glass	10%			2050	* *	10	$6,900	
Soffits								
Stucco Cement	100%			2035	* *	5		
Interior								
Floors								
Cast in Place Concrete	5%	0-2	$600	LIFE	* *	5	$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Boiler Room								
Ceramic Tile	5%	4+	$2,200	2033	* *	5	$300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Toilets Throughout								
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Toilets Throughout								
Vinyl Tile	90%	4+	$26,500	2030	$88,400	3	$3,700	
Loose/Delam Surface, Extent : Light, Area Affected : 15%								
Location : Throughout								
Patching Evident, Extent : Light, Area Affected : 10%								
Location : Throughout								
Worn/Eroded, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior Walls								
Concrete Masonry Unit	90%			LIFE	* *	5	$8,200	
Masonry: Brick	10%			LIFE	* *	10	$300	
Ceilings								
AcousTileSusp.Lay-In	95%			2043	* *	5	$10,600	
Exposed Struc: Steel	5%			LIFE	* *	10	$1,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Site Pavements								

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	$7,400	2043	* *			
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Along Flatlands Avenue								
On-Site Walkways								
Cast in Place Concrete	25%			2043	* *			
Pavers/Stone	75%			2039	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2050	* *	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	* *	5	$200	
Raceway								
Conduit	100%			2050	* *	1		
Panelboards								
Fused Disc Sw	10%			2046	* *	5		
Molded Case Bkrs	90%			2046	* *	5	$200	
Wiring								
Thermoplastic	100%			2050	* *	1		
Motor Controllers								
Locally Mounted	50%			2043	* *	5		
Variable Frequency Drive	50%			2043	* *			
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
LED	100%			2035	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$900	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
HID	50%			2035	* *	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Outside Perimeter								
Explanation : Controlled Via Photocell								
No Component	50%							
Alarm								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	* *	1	$800	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	* *	1	$3,700	
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	$600	
Terminal Devices								
Convector/Radiator	5%			2035	* *	1	$100	
No Component	95%							
Other Observation, Extent : Light, Area Affected : 0%								
Location : Mechanical Room								
Explanation : Air Handler Is Covered Under Air Conditioning System								
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Terminal Devices								
Air Handler/Cool/Ht	100%			2038	* *	1	$4,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : New Equipment								
Heat Rejection								
Air Cooled Condenser Unit	100%			2038	* *	2	$5,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : New Equipment								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,600	
Exhaust Fans								
Interior	10%			2030	$2,600	2		
Roof	90%			2035	* *	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2050	* *	1		
Galvanized Steel	80%			2043	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Electric	100%			2025	$6,500	4	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Mechanical Room								
Explanation : 40 Gallon Unit								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$40,500	
Interior Architecture	$86,800	
Electrical	$3,000	
Total	**$130,300**	
Importance Code A	$40,500	
Importance Code B	$89,900	
Total	**$130,300**	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				
Interior Architecture	$48,700	$2,600		$2,000
Electrical	$11,000	$1,300	$1,100	$16,000
Mechanical	$6,900	$3,400	$3,100	$3,400
Site Enclosure	$7,400			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$78,000**	**$11,300**	**$8,200**	**$25,500**
Importance Code A	$700	$700	$700	$800
Importance Code B	$60,400	$10,000	$7,500	$24,700
Importance Code C	$16,900	$600		
Total	**$78,000**	**$11,300**	**$8,200**	**$25,500**

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
STONE AVENUE BRANCH LIBRARY
Asset # : 13268

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	$25,000	
Masonry: Limestone	15%			LIFE	* *	5	$3,300	
Windows								
Aluminum	100%			2045	* *	5	$6,500	
Parapets								
Masonry: Brick	85%			LIFE	* *	5	$3,500	
Masonry: Limestone	15%			LIFE	* *	5	$800	
Roof								
Modified Bitumen	100%	Now	$40,500	2034	* *			
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Over Second Floor								
Seams Open/Split, Extent : Moderate, Area Affected : 15%								
Location : Over Second Floor								
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
Interior								
Floors								
Carpet	20%			2028	$44,200	3	$4,900	
Carpet	10%	Now	$22,100	2031	* *	3	$2,500	
Worn/Eroded, Extent : Severe, Area Affected : 100%								
Location : Multipurpose Room								
Cast in Place Concrete	3%			LIFE	* *	5	$1,100	
Ceramic Tile	5%			2042	* *	5	$800	
Vinyl Tile	59%	Now	$86,800	2039	* *	3	$3,600	
Adhesion Failure, Extent : Light, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Light, Area Affected : 30%								
Location : Throughout								
Wood	3%	Now	$17,100	2069	* *	5	$500	
Dry Rot/Decay, Extent : Severe, Area Affected : 50%								
Location : Mechanical Room On Second Floor								
Poor Subfloor Evident, Extent : Severe, Area Affected : 50%								
Location : Mechanical Room On Second Floor								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Mechanical Room On Second Floor								
Interior Walls								
Ceramic Tile	5%			2042	* *	5	$1,100	
Gypsum Board	20%			LIFE	* *	5	$2,700	
Plaster	50%	4+	$9,500	LIFE	* *	5	$3,400	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : Near Window								
Wood	25%			LIFE	* *	5	$22,300	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Gypsum Board	15%			LIFE	* *	5	$3,100	
Plaster	80%			LIFE	* *	5	$8,200	
Plaster	5%			LIFE	* *	5	$500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	$7,400	2064	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
Location : Dumont Avenue								
Corrosion/Rusting, Extent : Severe, Area Affected : 20%								
Location : Various								
Impact Damage, Extent : Severe, Area Affected : 5%								
Location : Mother Gaston Boulevard								
Retaining Walls								
Cast in Place Concrete	100%			2049	* *			
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	90%			2034	* *			
Pavers/Stone	10%			2032	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2029	$800	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Molded Case Bkrs	50%			2029	$800	5	$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Main Service Disconnect Rated At 400 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	$34,200	5	$400	
Raceway								
Conduit	80%			2029	$26,500	1		
Conduit	20%			2049	* *	1		
Panelboards								
Fused Disc Sw	10%			2045	* *	5		
Molded Case Bkrs	70%			2028	$11,100	5	$300	
Molded Case Bkrs	20%			2045	* *	5	$100	
Wiring								
Thermoplastic	20%			2049	* *	1		
Thermoplastic	80%			2029	$23,500	1		

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2042	* *	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,100	LIFE	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Metal Water Pipe								
Explanation : Corroded								
Lighting								
Interior Lighting								
Fluorescent	5%			2034	* *	10	$700	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mezzanine								
Fluorescent	90%			2034	* *	10	$11,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Fluorescent Light Fixtures								
Fluorescent	2%			2024	$3,000	10	$300	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Fluorescent	3%			2034	* *	10	$400	
T-9 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Basement								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$1,700	
Exit, LED	50%			2057	* *	1		
Exterior Lighting								
HID	25%			2029	$14,200	10		
No Component	75%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2034	* *	1	$1,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Reading Areas And Hallways								
Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection								
Generic, Digital	100%			2037	* *	1-3	$8,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns								

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

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

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

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

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

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

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

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		$38,000
Total		**$38,000**
Importance Code A		$38,000
Total		**$38,000**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$14,100	$300	$3,300	
Interior Architecture	$16,700	$5,800	$1,600	
Electrical	$5,400	$400	$500	$400
Mechanical	$3,500	$500	$1,100	$500
Site Pavements	$19,900			
Total	**$59,500**	**$6,900**	**$6,700**	**$800**
Importance Code A	$19,500	$700	$3,700	$400
Importance Code B	$15,900	$6,200	$2,900	$400
Importance Code C	$24,200			
Total	**$59,500**	**$6,900**	**$6,700**	**$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
ULMER PARK BRANCH LIBRARY
Asset # : 13270

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	5%			LIFE	* *	5	$700	
Masonry: Brick	70%			LIFE	* *	5	$15,000	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Stucco Cement	25%			2043	* *	5	$6,700	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Windows								
Aluminum	100%			2052	* *	5	$600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Parapets								
Masonry: Brick	95%			LIFE	* *	5-10	$6,900	
Pre-Cast Concrete	5%			LIFE	* *	5	$700	
Roof								
Traffic Topping	100%			2038	* *	10	$38,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Soffits								
Metal Panel	100%			2056	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	7%	Now	$11,700	LIFE	* *	5	$1,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Boiler Room Stairs								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : Basement								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Boiler Room								
Explanation : Concrete Pavers Appear To Have Been Installed Over Soil.								
Ceramic Tile	5%			2043	* *	5	$600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Bathrooms								
Vinyl Tile	88%			2038	* *	3	$4,000	
Interior Walls								
Cast in Place Concrete	5%			LIFE	* *	10	$700	
Concrete Masonry Unit	60%			LIFE	* *	5	$2,800	
Gypsum Board	35%			LIFE	* *	5-10	$3,400	
Ceilings								
AcousTileSusp.Lay-In	95%			2047	* *	5	$11,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Plaster	5%			LIFE	* *	5-10	$1,000	
Site Enclosure								

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

BROOKLYN PUBLIC LIBRARY - 038
ULMER PARK BRANCH LIBRARY
Asset # : 13270

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			
Parking/Driveway								
Cast in Place Concrete	100%	Now	$19,900	2050	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 100%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%	4+	$5,000	2060	* *	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch Shows Some Rust And The Current Transformer Cabinet Is Deteriorated And Rusted.								
Raceway								
Conduit	90%			2040	* *	1		
Conduit	10%			2056	* *	1		
Panelboards								
Fused Disc Sw	5%			2038	* *	5		
Molded Case Bkrs	30%			2052	* *	5	$100	
Molded Case Bkrs	65%			2038	* *	5	$100	
Wiring								
Thermoplastic	70%			2040	* *	1		
Thermoplastic	30%			2056	* *	1		
Motor Controllers								
Locally Mounted	100%			2035	* *	5	$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2035	* *	10	$400	
LED	95%			2038	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$1,000	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
LED	100%			2038	* *			

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

BROOKLYN PUBLIC LIBRARY - 038
ULMER PARK BRANCH LIBRARY
Asset # : 13270

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm								
Security System								
No Component	70%							
Generic	30%			2038	* *	1	$900	
Fire/Smoke Detection								
No Component	40%							
Generic, Digital	60%			2038	* *	1-3	$3,000	

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Electricity	10%			2040	* *	1		
Natural Gas	90%			2040	* *	1		
Conversion Equipment								
Furnace	100%			2035	* *	1	$4,000	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : Two Gas Fired Packaged Rooftop Unit. See Air Conditioning Conversion Equipment.								
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	* *	2	$500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$7,200	
Exhaust Fans								
Roof	100%			2030	$13,400	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Electric	100%			2025	$7,100	4	$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Submersible	100%			2021	$300	4	$300	
Fixtures								
Generic	100%							

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Electrical		$120,200
Mechanical		$82,900
Total		**$203,100**
Importance Code B		$203,100
Total		**$203,100**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$33,900			
Interior Architecture	$25,800		$1,800	$300
Electrical	$500	$400	$400	$500
Mechanical	$3,000	$1,800	$1,200	$1,700
Site Pavements	$4,000			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$71,200**	**$6,100**	**$7,300**	**$6,400**
Importance Code A	$34,300	$400	$400	$400
Importance Code B	$24,300	$5,800	$6,900	$6,000
Importance Code C	$12,600			
Total	**$71,200**	**$6,100**	**$7,300**	**$6,400**

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
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	* *	5	$7,000	
Masonry: Brick	70%			LIFE	* *	5	$19,700	
Recent Repair Evident, Extent : Light, Area Affected : 30%								
Location : Throughout Elevations								
Masonry: Limestone	25%			LIFE	* *	5	$5,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
Location : Cornice								
Windows								
Aluminum	100%			2046	* *	5	$3,100	
Roof								
Slate	100%			LIFE	* *	10	$16,400	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	$13,900	
Ceramic Tile	5%			2039	* *	5	$500	
Vinyl Tile	65%			2035	* *	3	$2,600	
Interior Walls								
Gypsum Board	20%			LIFE	* *	5-10	$4,500	
Masonry: Brick	5%			LIFE	* *	10	$200	
Plaster	75%			LIFE	* *	5-10	$8,500	
Ceilings								
AcousTileSusp.Lay-In	20%			2043	* *	5	$1,800	
Exposed Struc: Steel	10%			LIFE	* *	10	$1,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Book Stacks								
Explanation : Underside Of Book Stack Floor								
Gypsum Board	15%			LIFE	* *	5-10	$4,700	
Plaster	55%			LIFE	* *	5-10	$8,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	* *			
Free Standing Walls								
Masonry: Fieldstone	100%			2040	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Entry								
Explanation : This Is Actually Granite								
Retaining Walls								
Cast in Place Concrete	40%			2050	* *			
Masonry: Brick	60%			2040	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2035	* *			

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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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
WALT WHITMAN BRANCH LIBRARY
Asset # : 13271

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	50%	Now	$1,300	2035	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Side Yard Walkways								
Masonry: Granite	50%			LIFE	* *			
Parking/Driveway								
Asphalt	100%	Now	$2,700	2033	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$1,600	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switches Rated At 200 Amperes Each								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	$34,200	5	$200	
Raceway								
Conduit	100%			2030	$33,200	1		
Panelboards								
Molded Case Bkrs	25%			2038	* *	5	$100	
Molded Case Bkrs	75%			2029	$11,900	5	$100	
Wiring								
Thermoplastic	100%			2040	* *	1		
Motor Controllers								
Locally Mounted	100%			2028	$16,000	5	$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$200	
Lighting								
Interior Lighting								
Fluorescent	50%			2030	$39,600	10	$3,400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	5%			2030	$4,000	10	$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
Location : Basement								
Fluorescent	45%			2030	$35,700	10	$3,100	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$900	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
HID	50%			2030	$14,900	10		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Perimeter								
Explanation : Controlled Via Photocell								
No Component	50%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2030	$12,000	1	$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Inside Only								
Explanation : Surveillance Cameras And Intrusion Alarm System								
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%			2030	$41,000	1-3	$2,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Smoke Detectors, Alarm Bells And Manual Pull Station								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2040	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2035	* *	1	$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	$600	
Terminal Devices								
Convector/Radiator	80%			2035	* *	1	$1,900	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2038	* *	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	100%			2030	$82,900	1		
Other Observation, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Explanation : Hot Water Heating Coil								
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	$14,900	2	$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$6,600	
Exhaust Fans								
Interior	100%			2030	$26,400	2	$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Gas Fired	100%			2025	$4,500	2	$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 1st Floor								
Explanation : One Unit								

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$195,100	
Interior Architecture	$98,500	
Electrical		$37,100
Mechanical		$421,600
Total	**$293,600**	**$458,700**
Importance Code A	$195,100	
Importance Code B	$36,300	$458,700
Importance Code C	$62,300	
Total	**$293,600**	**$458,700**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$17,500			
Interior Architecture	$20,100			$1,800
Electrical	$25,000	$200	$300	$300
Mechanical	$4,000	$2,600	$1,700	$2,400
Site Enclosure	$10,900			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$81,300**	**$6,800**	**$5,900**	**$8,500**
Importance Code A	$17,900	$500	$500	$500
Importance Code B	$47,400	$6,300	$5,400	$7,600
Importance Code C	$16,000			$500
Total	**$81,300**	**$6,800**	**$5,900**	**$8,500**

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
WASHINGTON IRVING BRANCH LIBRARY
Asset # : 13272

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	$113,300	LIFE	* *	5	$17,700	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Vegetation Growth, Extent : Severe, Area Affected : 50%								
Location : West Facade								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : South Facade								
Masonry: Limestone	5%	Now	$6,000	LIFE	* *	5	$700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Front Entrance								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : South Facade								
Windows								
Aluminum	100%			2046	* *	5	$3,500	
Roof								
Slate	32%	Now	$81,800	LIFE	* *			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%								
Location : Over Mezzanine								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Mezzanine, First Floor								
Slate	68%			LIFE	* *	10	$9,700	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	$4,500	
Paint Peeling, Extent : Light, Area Affected : 50%								
Location : Basement Boiler Room								
Ceramic Tile	5%			2039	* *	5	$500	
Vinyl Tile	85%	0-2	$3,900	2035	* *	3	$3,300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Main Floor And Basement								
Interior Walls								
Ceramic Tile	5%			2039	* *	5	$900	
Masonry: Brick	5%			LIFE	* *	10	$300	
Plaster	40%	Now	$62,300	LIFE	* *	5	$2,200	
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%								
Location : South Side Of Main Floor And Basement								
Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
Location : South Side Of Main Floor And Basement								
Water Penetration, Extent : Severe, Area Affected : 50%								
Location : South Side Of Main Floor And Basement								
Plaster	50%			LIFE	* *	5-10	$7,800	

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	10%			LIFE	* *	5-10	$1,300	
Plaster	25%	Now	$36,300	LIFE	* *	5	$1,600	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : South Side Of Main Floor And Basement								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Side Of Main Floor And Basement								
Plaster	65%			LIFE	* *	5-10	$11,700	
Site Enclosure								
Fence/Gates								
Chain Link	25%	2-4	$1,600	2040	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Throughout Rear Lot Line								
Iron Picket	75%	Now	$7,500	2050	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Misaligned, Extent : Moderate, Area Affected : 10%								
Location : Main Entrance And Throughout								
Free Standing Walls								
Masonry: Brick	100%	Now	$1,500	2040	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Retaining Walls								
Cast in Place Concrete	100%	0-2	$200	2050	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Rear Walk								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	$1,600	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 200 Ampere Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	$34,200	5	$200	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2030	$29,800	1		
Conduit	10%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2029	$800	5		
Molded Case Bkrs	70%			2029	$11,100	5	$200	
Molded Case Bkrs	25%			2055	* *	5	$100	
Wiring								
Braided Cloth	50%	2-4	$14,700	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 10%								
Location : Main Floor And Upper Level								
Thermoplastic	40%			2030	$11,700	1		
Thermoplastic	10%			2050	* *	1		
Motor Controllers								
Locally Mounted	100%			2028	$16,000	5	$100	
Ground								
Grounding Devices								
Generic	100%	2-4	$10,100	LIFE	* *	5	$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Water Main								
Explanation : Corroded								
Lighting								
Interior Lighting								
LED	100%			2040	* *			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	$1,100	
Exit, Service	50%			2035	* *	1		
Exterior Lighting								
HID	100%			2025	$37,100	10		
Alarm								
Security System								
No Component	30%							
Generic	70%			2038	* *	1	$2,400	
Other Observation, Extent : Light, Area Affected : 10%								
Location : Mechanical Room								
Explanation : Includes Fire Alarm Devices And CCTV System								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Other Observation, Extent : Light, Area Affected : 5%								
Location : Basement								
Explanation : Former Oil Tank Still In Place								

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2035	* *	1	$4,600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2038	* *	4	$700	
Terminal Devices								
Air Handler	60%			2030	$77,600	1	$3,500	
Other Observation, Extent : Light, Area Affected : 70%								
Location : Basement								
Explanation : With Electric Duct Heater At First Floor.								
Convector/Radiator	30%			2035	* *	1	$900	
Fan Coil Unit/Heat	10%			2030	$13,800	1	$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : Electric Unit Heaters								
Air Conditioning								
Energy Source								
Electricity	100%			2046	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2028	$344,000	2	$600	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Basement Equipment Room								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Equipment Room								
Explanation : 1 Unit Served By 2 Ducted Indoor Condensers.								
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	$18,500	2	$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 2 Interior Units Associated With 1 Indoor Air Conditioner.								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$8,200	
Exhaust Fans								
Interior	100%			2030	$32,700	2	$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater								
Gas Fired	100%			2025	$5,600	2	$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : 50 Gallon Storage Tank								

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
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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		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement To 2nd Floor								
Explanation : 1 Unit								

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

Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

Asset Name : **WILLIAMSBURGH BRANCH LIBRARY**
Address : **240 DIVISION AVE. @ MARCY AVE.**
Borough : **BROOKLYN**
Agency's Number : **60**
Program / Asset # : **BPL0007.000 / 4201**
Yr Built/Renovated : **1905 / 2014**
Area Sq Ft : **22,980**
Project Type : **BROOKLYN PUBLIC LIBRARY**
Date of Survey : **11-Jan-2018**
Landmark Status : **EXTERIOR LANDMARK**
Areas Surveyed : **Basement, Roof, Floors 1,2,mz**
Block : **2189** **Lot** : **1**
BIN : **3060090**

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$301,100	$136,900
Interior Architecture	$36,300	$70,700
Electrical	$280,600	$152,000
Mechanical		$507,400
Total	**$618,000**	**$866,900**
Importance Code A	$301,100	$327,700
Importance Code B	$317,000	$468,500
Importance Code C		$70,700
Total	**$618,000**	**$866,900**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$2,400			$21,900
Interior Architecture	$30,500	$3,400	$2,300	$2,800
Electrical	$700	$700	$600	$11,400
Mechanical	$2,800	$1,900	$11,100	$8,500
Site Enclosure	$4,000			
Site Pavements	$11,100			
Elevators/Escalators	$3,900	$3,900	$3,900	$3,900
Total	**$55,400**	**$10,000**	**$18,000**	**$48,500**
Importance Code A	$3,500	$1,100	$1,100	$23,300
Importance Code B	$47,600	$8,800	$15,400	$25,200
Importance Code C	$4,300		$1,500	
Total	**$55,400**	**$10,000**	**$18,000**	**$48,500**

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
WILLIAMSBURGH BRANCH LIBRARY
Asset # : 4201

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	2%			2064	* *	10	$5,100	
Masonry: Brick	83%			LIFE	* *	5	$90,200	
Masonry: Limestone	15%			LIFE	* *	5	$12,200	
Windows								
Wood	100%	Now	$301,100	2054	* *	5	$46,600	
Air Infiltration, Extent : Severe, Area Affected : 30%								
Location : Throughout - 2nd Floor North Facing Windows								
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Thermally Inefficient, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Split/Cracked, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Parapets								
Masonry: Brick	30%			LIFE	* *	5	$2,000	
Masonry: Brick Cavity	60%			LIFE	* *	5	$4,000	
Masonry: Limestone	10%	Now	$2,400	LIFE	* *	5	$800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Roof								
Copper/Terne	25%			2057	* *	10	$14,000	
Modified Bitumen	75%			2034	* *	10	$16,800	
Interior								
Floors								
Carpet	10%			2028	$50,500	3	$5,200	
Ceramic Tile	5%			2038	* *	5	$1,700	
Vinyl Tile	65%	Now	$4,400	2034	* *	3	$8,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : At And Around Main Deck								
Wood	20%	0-2	$26,100	2044	* *	5	$6,400	
Deteriorated Finish, Extent : Light, Area Affected : 10%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Interior Walls								
Ceramic Tile	5%			2038	* *	5	$2,900	
Plaster	65%			LIFE	* *	5	$11,500	
Wood	30%			LIFE	* *	5	$70,700	

Note : All component repairs $ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance $ are aggregated over a ten-year period. Site 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		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2042	* *	5	$3,400	
Plaster	70%	Now	$36,300	LIFE	* *	5	$15,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout 2nd Floor, Stairwells, Storage And Electrical Rooms								
Plaster	20%			LIFE	* *	5	$4,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	0-2	$3,300	2049	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Free Standing Walls								
Masonry: Brick	100%	Now	$700	2039	* *			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Throughout								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Limestone Masonry								
Retaining Walls								
Concrete Masonry Unit	100%			2049	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	$10,800	2042	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Sinking/Subsiding, Extent : Light, Area Affected : 10%								
Location : Throughout								
On-Site Walkways								
Cast in Place Concrete	50%			2042	* *			
Pavers/Stone	50%	2-4	$300	2042	* *			
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	$2,900	5	$600	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : The Service Equipment Conwist Of A 1,200 Ampere C. Breaker. It Is In Satisfactory Condition.								
Transformers								
Dry Type	100%			2034	* *	5	$100	
Switchgear / Switchboard								
Fused Disc Sw	30%			2049	* *	5		
Molded Case Bkrs	70%			2029	$26,000	5	$400	
Raceway								
Conduit	90%			2039	* *	1		
Conduit	10%			2049	* *	1		
Panelboards								
Molded Case Bkrs	25%			2028	$6,400	5	$200	
Molded Case Bkrs	50%			2045	* *	5	$300	
Molded Case Bkrs	25%			2037	* *	5	$200	
Wiring								
Thermoplastic	90%			2039	* *	1		
Thermoplastic	10%			2049	* *	1		
Motor Controllers								
Locally Mounted	100%			2027	$52,100	5	$200	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	25%			2034	* *	10	$5,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Main Area								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : T-8 Lamps								
Fluorescent	10%			2024	$26,500	10	$2,100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Main Floor And Basement								
Explanation : Compact Fluorescent Light Fixtures Are Are Old But Are In Satisfactory Condition.								
Fluorescent	65%	Now	$172,000	2039	* *			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Offices And General Areas.								
Explanation : Fixtures Are Old And Deteriorated Producing Low Output.								

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2034	* *	10	$2,800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout Building.								
Explanation : Relatively Modern Led Battery Pack Fixtures Are Installed. They Are In Good Condition.								
Exit, Service	50%			2029	$1,900	1		
Exterior Lighting								
HID	100%			2029	$99,800	10	$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2034	* *	1	$1,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Hallways								
Explanation : The Security System Consists Of CCTV Surveillance Camera System And Intrusion Alarm.								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2024	$82,100	1-3	$4,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building.								
Explanation : Fire Alarm Panel Is Old, But In Satisfactory Condition.								

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2027	$190,800	1	$11,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 1 Boiler								
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	$1,700	
Terminal Devices								
Convector/Radiator	100%			2034	* *	1	$7,400	
Air Conditioning								
Energy Source								
Electricity	100%			2037	* *	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling	70%			2029	$140,300	2	$1,000	
Other Observation, Extent : Light, Area Affected : 100% *Location : Throughout* *Explanation : Refrigerant - Hcfc-22*								
Split Unit	25%			2029	$132,100			
Window/Wall Unit	5%			2024	$2,600	1		
Distribution								
Ductwork/Diffusers	95%			LIFE	* *	2	$28,400	
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$12,800	
Exhaust Fans								
Interior	50%			2029	$44,000	2	$400	
Roof	5%			2029	$2,100	2		
No Component	45%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2027	$15,100	2	$300	
Other Observation, Extent : Light, Area Affected : 100% *Location : Basement* *Explanation : 40 Gallons*								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2024	$3,800	4	$500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
Other Observation, Extent : Light, Area Affected : 100% *Location : Basement To 2nd Floor* *Explanation : One Unit*								

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Print Date : 12-Sep-2019

BROOKLYN PUBLIC LIBRARY - FY 2020

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 2021 - 2024	FY 2025 - 2030
Exterior Architecture	$78,100	$357,300
Interior Architecture	$85,300	
Electrical	$145,500	
Mechanical	$183,100	
Total	**$492,000**	**$357,300**
Importance Code A	$78,100	$357,300
Importance Code B	$413,900	
Total	**$492,000**	**$357,300**

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	$4,900			
Interior Architecture	$38,200	$5,400		$1,200
Electrical	$51,300	$800	$700	$43,700
Mechanical	$17,600	$5,900	$1,100	$41,900
Total	**$111,900**	**$12,100**	**$1,700**	**$86,800**
Importance Code A	$22,300	$400	$400	$400
Importance Code B	$57,900	$11,700	$1,400	$86,400
Importance Code C	$31,800			
Total	**$111,900**	**$12,100**	**$1,700**	**$86,800**

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

Architecture	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	$4,700	LIFE	* *	5	$3,900	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Office Window Lintels								
Masonry: Brick	85%	Now	$42,300	LIFE	* *	5	$13,300	
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Settling Cracks On South Side								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Building Is Above A Subway Easement. Building Shakes When Trains Pass Below								
Pre-Cast Concrete	10%			LIFE	* *	5	$5,100	
Windows								
Glass Block	95%			LIFE	* *	5	$500	
Steel	5%	0-2	$200	2040	* *	5	$200	
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Back Office								
Roof								
Single Ply Membrane	100%	Now	$35,700	2029	$357,300			
Patching Evident, Extent : Moderate, Area Affected : 10%								
Location : Various Locations Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Mechanical Room								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	$1,200	
Terrazzo	5%	Now	$5,200	LIFE	* *	5	$400	
Uneven Substrate, Extent : Moderate, Area Affected : 15%								
Location : Main Entrance								
Other Observation, Extent : Severe, Area Affected : 15%								
Location : Main Entrance								
Explanation : Settlement Crack								
Vinyl Tile	90%			2024	$85,300	3	$4,700	
Interior Walls								
Concrete Masonry Unit	40%	Now	$31,800	LIFE	* *	5	$1,800	
Diagonal Cracks, Extent : Severe, Area Affected : 20%								
Location : Electrical / Storage Room, Back Office								
Vertical Cracks, Extent : Severe, Area Affected : 2%								
Location : 1st Floor, Electrical / Storage Room, Back Office								
Other Observation, Extent : Light, Area Affected : 30%								
Location : Throughout								
Explanation : Building Shakes As Subway Trains Pass Below Causing Cracks Within Interior Walls								
Gypsum Board	60%			LIFE	* *	5	$4,100	
Ceilings								
AcousTileConcealSpLn	10%			2037	* *	5	$1,300	
AcousTileSusp.Lay-In	90%			2037	* *	5	$9,500	

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

Electrical	Current Repair			Future Replacement		Maintenance		
System / Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	* *	5	$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 350 Amperes Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	* *	5	$200	
Raceway								
Conduit	90%			2034	* *	1		
Conduit	10%			2024	$3,300	1		
Panelboards								
Fused Disc Sw	10%			2032	* *	5		
Molded Case Bkrs	90%			2032	* *	5	$200	
Wiring								
Braided Cloth	70%	2-4	$20,500	2049	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Thermoplastic	30%			2034	* *	1		
Motor Controllers								
Locally Mounted	100%			2029	$16,000	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2024	$67,700	10	$5,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
Incandescent	10%			2021	$7,500	2		
Egress Lighting								
Emergency, Battery	50%			2024	$5,100	10	$900	
Exit, Service	50%			2024	$500	1		
Exterior Lighting								
HID	70%			2024	$19,900	10		
Incandescent	30%			2024	$7,200	2		
Alarm								
Security System								
Generic	100%	Now	$22,700	2034	* *	1	$2,400	
Devices Damaged, Extent : Severe, Area Affected : 100%								
Location : Throughout								
Fire/Smoke Detection								
Generic	100%			2021	$77,800	1-3	$4,500	

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System / Component / Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Furnace	100%	Now	$800	2021	$16,600	1	$3,200	
Not in Service, Extent : Severe, Area Affected : 15%								
Location : The Unit For Main Entrance								
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor Equipment Room								
Explanation : 4 Units								
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	70%			2022	$104,700	2	$300	
R-22 Refrigerant, Extent : Light, Area Affected : 70%								
Location : Equipment Room								
Reciprocating Compr/Chiller	30%			2024	$17,900	1	$1,000	
R-22 Refrigerant, Extent : Light, Area Affected : 30%								
Location : Roof								
Terminal Devices								
Fan Coil - 2 Pipe	30%			2024	$40,200	1	$700	
No Component	70%							
Heat Rejection								
Dry Cooler	100%			2024	$38,300	2	$4,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	$4,000	
Exhaust Fans								
Interior	80%			2024	$20,000	2	$200	
Roof	20%			2024	$2,300	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	$4,300	2	$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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