

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$60,900	\$163,500
Interior Architecture	\$120,500	
Electrical	\$1,600	
Mechanical		\$321,600
Total	\$183,000	\$485,100
Importance Code A	\$60,900	\$280,700
Importance Code B	\$122,100	\$204,400
Total	\$183,000	\$485,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$89,000	\$6,200		
Interior Architecture	\$79,400			\$1,700
Electrical	\$1,100	\$17,000	\$1,600	\$1,100
Mechanical	\$8,700	\$10,800	\$2,900	\$1,500
Site Enclosure	\$1,300			
Site Pavements	\$16,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$199,800	\$37,900	\$8,400	\$8,300
Importance Code A	\$89,600	\$6,900	\$700	\$700
Importance Code B	\$84,200	\$31,100	\$7,800	\$7,600
Importance Code C	\$26,000			
Total	\$199,800	\$37,900	\$8,400	\$8,300



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

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

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	60%			LIFE	* *	5	\$19,700	
	Masonry: Limestone	25%	Now	\$23,400	LIFE	* *	5	\$6,200	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Flag Pole Anchors Disassembled And Hanging Precariously									
	Metal Panel	10%			2038	* *	5-10	\$22,600	
	Slate Panels	2%			LIFE	* *	5	\$500	
	Wood	3%	Now	\$60,900	2048	* *	5	\$2,500	
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : Window Trim - West 115th Street Facade									
Windows									
	Aluminum	50%	Now	\$24,600	2036	* *	5	\$1,200	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 30%									
Location : Rear Facade Windows									
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%									
Location : Rear Facade Windows									
	Wood	50%	0-2	\$16,500	2036	* *	5	\$12,500	
Dry Rot/Decay, Extent : Moderate, Area Affected : 20%									
Location : Rails And Glazing Bars - West 115th St Facade									
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Windows On West 115th Street Facade									
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$400	
	Masonry: Brick	85%	Now	\$6,300	LIFE	* *	5	\$900	
Diagonal Cracks, Extent : Light, Area Affected : 10%									
Location : Rear Facade - Outer Parapet Wall									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Rear Facade - Above 3rd Floor Staff Lounge									
	Masonry: Limestone	5%			LIFE	* *	5	\$100	
	Pre-Cast Concrete	2%			LIFE	* *	5	\$100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : Coping Stones									
	Slate	3%			LIFE	* *	5		

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	45%	0-2	\$1,800	2031	\$17,800			
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 15%								
	Location : Base Shingles At Roof Above 3rd Floor Community Room								
	Vegetation Growth, Extent : Moderate, Area Affected : 15%								
	Location : Roof Above 3rd Floor Community Room								
	Modified Bitumen	50%	2-4	\$7,800	2028	\$78,300			
	Blisters, Extent : Moderate, Area Affected : 25%								
	Location : Flat Roof At Rear Of Building								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : 3rd Floor Staff Offices								
	Skylight, Metal/Glass	5%	Now	\$8,500	2028	\$85,200			
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Above Staff Offices - 3rd Floor								
Interior									
Floors									
	Carpet	10%	0-2	\$31,000	2030	\$31,000	3	\$3,100	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : 1st Floor Reading Area								
	Cast in Place Concrete	7%	Now	\$3,500	LIFE	**	5	\$3,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
	Location : Mechanical Spaces Throughout Basement								
	Ceramic Tile	3%			2037	**	5	\$600	
	Marble Panels	5%			LIFE	**	5	\$800	
	Slate	2%			LIFE	**	5	\$400	
	Terrazzo	5%			LIFE	**	5	\$800	
	Vinyl Tile	25%	Now	\$51,600	2038	**	3	\$1,900	
	Broken/Missing Elements, Extent : Severe, Area Affected : 75%								
	Location : Basement And 3rd Floor Corridors / Staff Offices								
	Uneven Substrate, Extent : Moderate, Area Affected : 50%								
	Location : Basement And 3rd Floor Corridors / Staff Offices								
	Water Penetration, Extent : Severe, Area Affected : 35%								
	Location : Basement								
	Wood	43%	0-2	\$68,900	2043	**	5	\$8,300	
	Deflection Evident, Extent : Moderate, Area Affected : 20%								
	Location : 2nd Floor Reading Area, 3rd Floor Community Room								
	Deteriorated Finish, Extent : Moderate, Area Affected : 35%								
	Location : 2nd Floor Reading Area, 3rd Floor Community Room								

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2037	**	5	\$900	
	Glass: Single Pane	5%			LIFE	**	5	\$1,100	
	Gypsum Board	15%			LIFE	**	5	\$2,600	
	Masonry: Brick	3%			LIFE	**			
	Plaster	57%	Now	\$15,400	LIFE	**	5	\$4,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Basement Walls</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>									
<i>Location : Basement And 3rd Floor Staff Lounge</i>									
	Wood	17%	4+	\$8,000	LIFE	**	5	\$19,500	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : 2nd Floor Childrens Reading Area</i>									
Ceilings									
	AcousTile,Adhered	10%			2026	\$22,600	5	\$2,100	
	Plaster	25%			LIFE	**	5	\$3,200	
	Plaster	65%	Now	\$20,700	LIFE	**	5	\$8,400	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : 3rd Floor Staff Lounge And Staff Offices</i>									
Site Enclosure									
Fence/Gates									
	Chain Link	100%	2-4	\$1,300	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Rear Yard</i>									
<i>Impact Damage, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Rear Yard</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Masonry: Granite	100%	Now	\$900	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Curbing At Entry Ramp</i>									
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Entry Landing And Ramp</i>									
Activity Yard									
	Cast in Place Concrete	100%	Now	\$15,500	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Rear Yard In State Of Severe Disrepair - Rendered Inaccessible</i>									

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

Under 600 Volts

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Asset # : 13353

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

Alarm

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Asset # : 13353

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

Generic

30%

70%

2033

* *

1

\$3,600

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

Fire/Smoke Detection

Generic, Digital

100%

2033

* *

1-3

\$8,500

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

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

Heating

Energy Source

Natural Gas

100%

2038

* *

1

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

Conversion Equipment

Hot Water Boiler

100%

2026

\$117,200

1

\$6,800

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

Distribution

Hot Wtr Piping/Pump

100%

Now

\$1,200

2027

\$23,700

4

\$700

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

Terminal Devices

Convactor/Radiator

100%

2026

\$81,400

1

\$4,500

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Exterior Pkg Unit - Cooling

100%

2028

\$123,100

2

\$800

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

Ventilation

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

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	\$7,700	
	Exhaust Fans								
	Roof	100%			2028	\$25,200	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%	Now	\$5,700	2038	* *	1		
	Booster Pump w/Tank, Extent : Severe, Area Affected : 20% Location : 1 Out Of 2 Units Is Rusted. Replacement Needed. Basement								
	Water Heater								
	Gas Fired	100%			2023	\$9,300	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 3rd Floor Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2038	* *	1-2	\$1,500	
	Fire Pump								
	Generic	100%			2031	\$9,800	1	\$2,600	
	Corroded, Extent : Severe, Area Affected : 70% Location : Replacement Has Been Scheduled. Basement								

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : 125TH STREET BRANCH LIBRARY
Address : 224 EAST 125TH ST. NEAR THIRD AVE.
Borough : MANHATTAN **Agency's Number** : 002
Program / Asset # : NPL0002.000 / 13354 **Yr Built/Renovated** : 1904 / 2010
Area Sq Ft : 14,013 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 31-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1789 **Lot** : 37 **BIN** : 1054674

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$263,300	
Interior Architecture	\$161,100	\$65,300
Electrical		\$101,400
Site Enclosure		\$104,200
Total	\$424,300	\$271,000
Importance Code A	\$263,300	
Importance Code B	\$81,300	\$205,700
Importance Code C	\$79,700	\$65,300
Total	\$424,300	\$271,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$1,900	\$9,900	\$1,700	
Interior Architecture	\$3,300	\$500	\$228,100	
Electrical	\$1,300	\$14,400	\$1,500	\$1,200
Mechanical	\$5,900	\$1,800	\$5,100	\$1,800
Site Enclosure	\$10,400			
Site Pavements	\$33,400			
Total	\$56,200	\$26,600	\$236,300	\$3,000
Importance Code A	\$2,600	\$10,800	\$2,300	\$700
Importance Code B	\$53,600	\$15,800	\$234,000	\$2,300
Importance Code C				
Total	\$56,200	\$26,600	\$236,300	\$3,000



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$21,100	
	Masonry: Limestone	25%	Now	\$100,400	LIFE	**	5	\$5,300	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : North (Street) Facade									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North (Street) Facade									
Windows									
	Aluminum	42%	Now	\$51,600	2036	**	5	\$1,000	
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%									
Location : Interior Side Of Windows Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Interior Side Of Windows Throughout									
	Metal Louvers	5%			2031	\$8,700	10	\$1,600	
	Wood	43%	2-4	\$94,800	2053	**	5	\$10,700	2
Split/Cracked, Extent : Severe, Area Affected : 100%									
Location : Exterior Side Of Window Openings On North And South Facades									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Exterior Side Of Window Openings On North And South Facades									
	Wood	10%	Now	\$16,500	2053	**	5	\$2,500	1
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Transom Windows At Air Handler Room									
Parapets									
	Masonry: Brick	65%			LIFE	**	5	\$800	
Recent Repair Evident, Extent : Light, Area Affected : 66%									
Location : Throughout									
	Masonry: Limestone	10%	Now	\$1,100	LIFE	**	5	\$200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : North, East And West Facades									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Coping Stones									
	Metal Panel	20%			2038	**	5	\$900	
	Slate	5%	0-2	\$800	LIFE	**	5	\$100	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Coping Stones									
Roof									
	Modified Bitumen	95%			2033	**	10	\$9,400	
	Skylight, Metal/Glass	5%			2054	**	10	\$1,700	

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	70%			2024	\$220,400	3	\$22,000	
	Ceramic Tile	5%			2031	\$23,900	5	\$1,000	
	Vinyl Tile	15%			2033	**	3	\$1,200	
	Wood	10%	Now	\$81,300	2068	**	5	\$2,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 50%									
Location : Retrofitted Air Handler Room And Old Custodial Apartment									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Retrofitted Air Handler Room And Old Custodial Apartment									
Interior Walls									
	Ceramic Tile	5%			2031	\$65,300	5	\$2,000	
	Glass: Single Pane	5%			LIFE	**	5	\$1,500	
	Gypsum Board	15%			LIFE	**	5	\$3,600	
	Plaster	60%	4+	\$22,800	LIFE	**	5	\$7,200	
Cracking/Crumbling, Extent : Light, Area Affected : 15%									
Location : 1st Floor Reading Area									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : 2nd Floor Reading Area And Staff Offices									
	Plaster	15%	Now	\$56,900	LIFE	**	5	\$1,800	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%									
Location : Retrofitted Air Handler Room And Old Custodial Apartment									
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%									
Location : Retrofitted Air Handler Room And Old Custodial Apartment									
Water Penetration, Extent : Moderate, Area Affected : 25%									
Location : Retrofitted Air Handler Room And Old Custodial Apartment									
Ceilings									
	AcousTile,Adhered	5%			2033	**	5	\$1,100	
	AcousTileSusp.Lay-In	5%			2041	**	5	\$1,100	
	Exposed Concrete	10%			LIFE	**	5	\$300	
	Gypsum Board	10%			LIFE	**	5	\$2,600	
	Plaster	60%			LIFE	**	5	\$7,900	
	Plaster	10%	Now	\$3,300	LIFE	**	5	\$1,300	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Throughout 3rd Floor									
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Third Floor									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Third Floor									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2048	**			
Retaining Walls									
	Masonry: Brick	100%	2-4	\$10,400	2028	\$104,200			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Rear Yard Lot Line Wall									
Spalling, Extent : Moderate, Area Affected : 25%									
Location : Rear Yard Lot Line Wall									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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%			2041		**			
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Activity Yard

Cast in Place Concrete	100%	Now	\$33,400	2048		**			
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*Sinking/Subsiding, Extent : Severe, Area Affected : 25%**Location : Rear Yard**Tripping Hazard, Extent : Severe, Area Affected : 35%**Location : Rear Yard*

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

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$38,000	5		\$400	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Sections*

Raceway

Conduit	95%			2028	\$35,000	1			
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Conduit	5%			2048	**	1			
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Panelboards

Fused Disc Sw	5%			2027	\$900	5			
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Molded Case Bkrs	25%			2044	**	5		\$100	
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Molded Case Bkrs	70%			2027	\$12,300	5		\$300	
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Wiring

Thermoplastic	25%			2048	**	1			
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Thermoplastic	75%			2028	\$24,500	1			
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Motor Controllers

Locally Mounted	80%			2026	\$28,400	5		\$100	
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Locally Mounted	20%			2041	**	5			
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$200	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	80%			2033	**	10	\$10,300	
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Reading Areas					
	Fluorescent	15%			2033	**	10	\$1,900	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Offices And Basement					
	Fluorescent	5%			2033	**	10	\$600	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Basement					
Egress Lighting									
	Emergency, Battery	50%			2028			\$1,700	
	Exit, LED	20%			2043	**	1		
	Exit, Service	30%			2028		1		
Exterior Lighting									
	HID	20%			2028				
	No Component	80%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2036	**	1	\$3,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Reading Areas, Hallways					
				Explanation : CCTV Surveillance Cameras					
Fire/Smoke Detection									
	Generic, Digital	100%			2036	**	1-3	\$8,600	
				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%			2048	**	1		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : In Vault					
				Explanation : Old Oil Tank Is Still Present					
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$6,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 1 Unit					
Distribution									
	Hot Wtr Piping/Pump	100%			2036	**	4	\$700	

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

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

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$279,000	
Interior Architecture	\$177,800	
Electrical	\$3,600	
Mechanical	\$146,600	\$74,400
Total	\$607,000	\$74,400
Importance Code A	\$279,000	\$38,700
Importance Code B	\$328,000	\$35,700
Total	\$607,000	\$74,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,400	\$1,400	\$1,500	
Interior Architecture	\$28,700		\$800	
Electrical	\$11,900	\$18,700	\$2,100	\$1,500
Mechanical	\$21,600	\$86,300	\$2,700	\$1,400
Site Enclosure	\$5,800			
Site Pavements	\$5,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$93,500	\$110,300	\$11,000	\$6,800
Importance Code A	\$17,100	\$29,800	\$2,400	\$800
Importance Code B	\$68,500	\$80,600	\$8,600	\$6,000
Importance Code C	\$7,900			
Total	\$93,500	\$110,300	\$11,000	\$6,800



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	60%	Now	\$84,900	LIFE	**	5	\$8,700	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : South Facade							
		Painted Surfaces, Extent : Moderate, Area Affected : 50%							
		Location : Rear Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 20%							
		Location : South (Rear) Facade Between 1st And 2nd Floors							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : South (Rear) Facade							
	Masonry: Granite	5%			LIFE	**	5	\$500	
	Masonry: Limestone	25%			LIFE	**	5	\$2,700	
	Metal Panel	5%			2038	**	5-10	\$5,000	
	Slate Panels	2%	Now	\$16,400	LIFE	**	5	\$200	
		Spalling, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills - South Facade							
	Window Wall	3%	Now	\$39,500	2058	**	5	\$800	
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Window Trims - North (Street) Façade							
Windows									
	Aluminum	80%			2044	**	5	\$3,100	
	Wood	20%			2036	**	5	\$7,700	
Parapets									
	Masonry: Brick	85%			LIFE	**	5	\$700	
	Masonry: Limestone	5%			LIFE	**	5	\$100	
	Masonry: Limestone	10%			LIFE	**	5	\$100	
Roof									
	Modified Bitumen	100%	2-4	\$154,700	2038	**			2
		Blisters, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Seams Open/Split, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Within Old Penthouse Apartment And 3rd Floor Main Roof							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%	0-2	\$2,800	LIFE	**	5	\$5,400	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Seeping Through Basement Slab At Janitor Room							
	Ceramic Tile	3%			2031	\$15,500	5	\$700	
	Marble Panels	5%	Now	\$19,400	LIFE	**	5	\$900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Entrance							
	Terrazzo	5%			LIFE	**	5	\$1,000	
	Vinyl Tile	25%			2033	**	3	\$2,300	
	Wood	47%	Now	\$82,900	2043	**	5	\$10,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 1st, 2nd And 3rd Floors							
	Wood	5%	Now	\$44,100	2068	**	5	\$1,200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Old Apartment							
		Dry Rot/Decay, Extent : Severe, Area Affected : 25%							
		Location : Old Apartment							
Interior Walls									
	Ceramic Tile	5%			2031	\$22,600	5	\$800	
	Glass: Single Pane	2%			LIFE	**	5	\$200	
	Gypsum Board	15%			LIFE	**	5	\$1,400	
	Marble Panels	3%			LIFE	**			
	Plaster	65%			LIFE	**	5	\$2,900	
	Plaster	5%	Now	\$6,600	LIFE	**	5	\$200	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Old Apartment							
		Loose/Delam Surface, Extent : Severe, Area Affected : 50%							
		Location : Old Apartment							
	Wood	5%			LIFE	**	5	\$3,000	
Ceilings									
	Plaster	95%	Now	\$33,300	LIFE	**	5	\$14,600	
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : 3rd Floor Computer Room And 2nd Floor Reading Area							
	Plaster	5%	Now	\$17,500	LIFE	**	5	\$800	
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Old Apartment							
		Loose/Delam Surface, Extent : Severe, Area Affected : 50%							
		Location : Old Apartment							
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Old Apartment							
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2038	**			
	Iron Picket	50%			2048	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Retaining Walls									
	Masonry: Brick	50%	0-2	\$4,500	2038		* *		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Rear Yard</i>									
	Masonry: Fieldstone	50%	Now	\$1,300	2038		* *		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Front Areaway</i>									
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Entrance And Areaway</i>									
<i>Explanation : Component Actually Granite Panels</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041		* *		
On-Site Walkways									
	Cast in Place Concrete	40%			2041		* *		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Street Facade</i>									
<i>Explanation : Ramp To Main Entrance</i>									
	Masonry: Granite	60%	Now	\$1,300	LIFE		* *		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Main Entry Landing, Ramp And Stairs</i>									
Activity Yard									
	Cast in Place Concrete	100%	2-4	\$3,900	2033		* *		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Rear Yard</i>									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2048	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 800 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- Vertical Section							
	Raceway								
	Conduit	50%			2028	\$17,000	1		
	Conduit	50%			2048	* *	1		
	Panelboards								
	Fused Disc Sw	2%			2044	* *	5		
	Molded Case Bkrs	98%			2044	* *	5	\$400	

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Thermoplastic	70%			2048	**	1		
	Thermoplastic	30%			2028	\$9,000	1		
Motor Controllers									
	Locally Mounted	80%			2041	**	5	\$100	
	Locally Mounted	20%			2033	**	5		
Ground									
Grounding Devices									
	Generic	100%	4+	\$10,300	LIFE	**	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	82%			2033	**	10	\$12,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Compact Fluorescent Light Fixtures									
	Fluorescent	12%			2033	**	10	\$1,800	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Staircases									
	Fluorescent	4%			2033	**	10	\$600	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Offices									
	Fluorescent	2%			2023	\$3,600	10	\$300	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Egress Lighting									
	Emergency, Battery	50%			2033	**	10	\$2,000	
	Exit, LED	50%			2056	**	1		
Exterior Lighting									
	HID	10%			2028	\$6,700	10		
	Incandescent	10%			2028	\$5,700	2		
	No Component	80%							
Alarm									
Security System									
	Generic	100%			2033	**	1	\$6,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2033	**	1-3	\$10,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns									

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2038	* *	1		
Conversion Equipment	Furnace	70%	Now	\$600	2023	\$27,600	1	\$5,100	
				<i>Leak Evident, Extent : Severe, Area Affected : 2%</i>					
				<i>Location : Connection Between The Gas Pipe And The Unit, Roof</i>					
				<i>Other Observation, Extent : Light, Area Affected : 70%</i>					
				<i>Location : Roof</i>					
				<i>Explanation : 4 Rooftop Package Units</i>					
	Hot Water Boiler	30%			2026	\$38,700	1	\$2,400	
				<i>Other Observation, Extent : Light, Area Affected : 30%</i>					
				<i>Location : Basement Boiler Room</i>					
				<i>Explanation : 1 Unit</i>					
Distribution	Hot Wtr Piping/Pump	30%	Now	\$400	2027	\$7,800	4	\$200	
				<i>Corroded, Extent : Severe, Area Affected : 5%</i>					
				<i>Location : 1 Circulating Pump, Boiler Room</i>					
	No Component	70%							
Terminal Devices	Convactor/Radiator	30%			2026	\$26,900	1	\$1,600	
	No Component	70%							
Air Conditioning									
Energy Source	Electricity	100%			2036	* *	1		
Conversion Equipment	Ext Pkg Unit - Heating/Cooling	70%	0-2	\$146,600	2038	* *	2	\$600	
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>					
				<i>Location : 4 Units, Roof</i>					
				<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
				<i>Location : Roof</i>					
				<i>Explanation : 4 Defective Rooftop Package Units</i>					
	Split Unit	10%	Now	\$10,700	2028	\$35,700			
				<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : 2 Units, Roof</i>					
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>					
				<i>Location : Roof</i>					
	No Component	20%							
Terminal Devices	Fan Coil - 2 Pipe	10%			2023	\$25,500	1	\$500	
	No Component	90%							
Heat Rejection	Evaporative Condenser	10%			2023	\$4,100	2	\$1,200	
	No Component	90%							
Ventilation									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%	0-2	\$7,700	LIFE	**	2-5	\$9,200	
Insul. Deteriorating, Extent : Moderate, Area Affected : 10%									
Location : Various Locations									
Exhaust Fans									
	Roof	100%			2023	\$27,800	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$10,200	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$1,700	LIFE	**	1		
Blockage /Clogged, Extent : Severe, Area Affected : 5%									
Location : Basement									
Sump Pump(s)									
	Non-Submersible	100%			2028	\$2,600	4	\$300	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement- 3rd 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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : 96TH STREET BRANCH LIBRARY
Address : 112 EAST 96TH ST. NEAR PARK AVE.
Borough : MANHATTAN **Agency's Number** : N02
Program / Asset # : NPL0N02.000 / 13352 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 13,615 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 15-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1524 **Lot** : 64 **BIN** : 1048501

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$145,400	
Interior Architecture		\$57,100
Electrical		\$182,700
Total	\$145,400	\$239,800
Importance Code A	\$145,400	
Importance Code B		\$239,800
Total	\$145,400	\$239,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$43,100		\$700	
Interior Architecture	\$45,900			\$7,000
Electrical	\$17,000	\$300	\$400	\$400
Mechanical	\$6,400	\$2,400	\$2,900	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$116,400	\$6,600	\$8,000	\$13,600
Importance Code A	\$43,700	\$700	\$1,400	\$700
Importance Code B	\$62,300	\$5,900	\$6,500	\$13,000
Importance Code C	\$10,300			
Total	\$116,400	\$6,600	\$8,000	\$13,600



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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%	2-4	\$69,900	LIFE	**	5	\$21,400	
		Vegetation Growth, Extent : Moderate, Area Affected : 35%							
		Location : Rear Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Various Locations, Rear Facade							
	Masonry: Limestone	35%	0-2	\$75,600	LIFE	**	5	\$8,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Street Facade							
Windows									
	Aluminum	30%			2039	**	5	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rear Windows							
		Explanation : Protective Metal Grilles And Double Set Of Windows							
	Steel	70%	0-2	\$19,800	2039	**	5	\$21,900	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Street Facade							
Parapets									
	Masonry: Brick	35%	Now	\$7,100	LIFE	**	5	\$400	
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : At Corners							
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 35%							
		Location : Throughout Rear Parapets							
	Masonry: Limestone	35%			LIFE	**	5-10	\$4,600	
	Metal: Cage/Fence	20%	Now	\$1,400	2036	**	5	\$700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Roof Parapet							
	Slate	10%			LIFE	**	5	\$200	
Roof									
	Modified Bitumen	90%			2036	**	10	\$8,800	
	Skylight, Metal/Glass	2%			2041	**	10	\$700	
	Sloped Glazing	8%			LIFE	**	5	\$20,900	
Interior									
Floors									
	Carpet	60%			2027	\$171,400	3	\$24,800	
	Marble Panels	8%			LIFE	**	5	\$2,500	
	Terrazzo	2%			LIFE	**	5	\$600	
	Vinyl Tile	30%			2031	\$57,100	3	\$3,100	

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

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

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

Gypsum Board	20%				LIFE	**	5-10	\$9,800	
Plaster	80%	4+	\$4,000		LIFE	**	5	\$6,900	

Cracking/Crumbling, Extent : Light, Area Affected : 15%

Location : Stairwell

Ceilings

Gypsum Board	20%				LIFE	**	5-10	\$14,200	
Plaster	80%				LIFE	**	5-10	\$28,400	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044		**			
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On-Site Walkways

Cast in Place Concrete	90%			2036		**			
Masonry: Granite	10%			LIFE		**			

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$1,600	5		\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2031	\$35,000	5		\$100	
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Raceway

Conduit	95%			2031	\$32,300	1			
Conduit	5%			2057	**	1			

Panelboards

Fused Disc Sw	3%			2030	\$500	5			
Fused Disc Sw	2%			2053	**	5			
Molded Case Bkrs	95%			2030	\$15,400	5		\$300	

Wiring

Braided Cloth	30%	2-4	\$9,000	2056	**	1			
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	65%			2031	\$19,500	1			
Thermoplastic	5%			2057	**	1			

Motor Controllers

Locally Mounted	100%			2029	\$32,700	5		\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$400	
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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	60%			2026	\$88,600	10	\$7,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement, Reading Area And Offices					
				Explanation : Using T-12 Lamps					
	Fluorescent	35%			2031	\$51,700	10	\$4,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Reading Area 1st, 2nd And 3rd Floors					
				Explanation : Using T-5 Lamps					
	Fluorescent	5%			2031	\$7,400	10	\$600	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : Hallway And Staircases					
Egress Lighting									
	Emergency, Battery	50%			2031	\$9,900	10	\$1,600	
	Exit, Service	50%			2031	\$1,100	1		
Exterior Lighting									
	HID	20%			2026	\$11,100	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2039	**	1	\$500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : CCTV Surveillance Camera					
	Generic	10%			2031	\$4,500	1	\$500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Intrusion Alarm And Motion Sensor					
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2039	**	1-3	\$1,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Throughout					
				Explanation : Intrusion Alarm And Motion Sensor					

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2048	* *	1	\$6,700	
		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.
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NEW YORK PUBLIC LIBRARY - 035
96TH STREET BRANCH LIBRARY
Asset # : 13352

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%			2047	**	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	100%			2044	**	1	\$4,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2041	**	2	\$800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 4 Rooftop Units. Refrigerant 410a							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,000	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	**	1		
	Water Heater								
	Electric	100%			2030	\$12,200	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2061	**	1-5	\$7,100	
	Sprinkler								
	Generic	100%			2061	**	1-2	\$3,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout Explanation : Sprinkler In All Floors And 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.*

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$45,700	
Electrical	\$15,200	\$35,000
Mechanical		\$38,100
Site Enclosure		\$79,700
Total	\$60,900	\$152,900
Importance Code A	\$45,700	
Importance Code B	\$15,200	\$152,900
Total	\$60,900	\$152,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$139,200	\$400		
Interior Architecture	\$110,900	\$5,300		\$2,000
Electrical	\$4,200	\$14,100	\$1,400	\$1,200
Mechanical	\$4,500	\$13,100	\$5,300	\$2,000
Site Enclosure	\$8,300			
Site Pavements	\$5,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$276,500	\$36,700	\$10,600	\$9,100
Importance Code A	\$139,900	\$1,100	\$700	\$700
Importance Code B	\$118,300	\$35,600	\$9,900	\$8,400
Importance Code C	\$18,300			
Total	\$276,500	\$36,700	\$10,600	\$9,100



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

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

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 Iron	12%	0-2	\$22,100	LIFE	* *			
		Corrosion/Rusting, Extent : Light, Area Affected : 25%							
		Location : Street Facade At Main Entrance							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Front Facade							
		Explanation : Painted Finish Resembles Bronze							
	Masonry: Brick	68%	Now	\$45,700	LIFE	* *	5	\$7,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
		Diagonal Cracks, Extent : Moderate, Area Affected : 20%							
		Location : Rear Facade							
		Loose Units, Extent : Severe, Area Affected : 10%							
		Location : At Wall Penetrations Of Fan Room - 3rd Floor Deck, Rear Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade							
	Masonry: Limestone	18%	2-4	\$24,300	LIFE	* *	5	\$1,400	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : At Both Sides Of Front Entrance Steps							
		Worn/Eroded, Extent : Severe, Area Affected : 10%							
		Location : At Both Sides Of Front Entrance Steps							
	Stucco Cement	2%	Now	\$600	2033	* *	5	\$300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Penthouse Apartment							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Chimney							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Chimney							
		Explanation : Stucco Over Brick							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Windows								
	Aluminum	74%	Now	\$25,100	2044	* *	5	\$1,400	
		Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 15%							
		Location : Second Floor							
	Metal Clad	8%	0-2	\$16,800	2053	* *	5	\$900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Rear Facade At Third Floor Apartment And Stairwell							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Rear Facade At Third Floor Apartment And Stairwell							
		Unit Inoperable, Extent : Moderate, Area Affected : 100%							
		Location : Rear Facade At Third Floor Apartment And Stairwell							
	Metal Louvers	8%	2-4	\$9,700	2043	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout Mechanical Penthouse							
	Wood	10%	Now	\$11,400	2053	* *	5	\$1,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Windows At 2nd Floor Story Hour Room							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Windows At 2nd Floor Story Hour Room							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Windows At 2nd Floor Story Hour Room							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Windows At 2nd Floor Story Hour Room							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$700	
	Masonry: Brick	45%			LIFE	* *	5	\$900	
	Masonry: Brick	30%	Now	\$7,200	LIFE	* *	5	\$600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Rear Facade - Upper And Lower Roofs							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Rear Facade - Upper And Lower Roofs							
	Metal Panel	10%			2038	* *	5	\$700	
	Metal: Cage/Fence	10%	4+	\$400	2041	* *	5	\$600	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Along Side Walls							
		Explanation : These Are Security Barriers To Prevent Access From Adjoining Buildings							
Roof									
	Modified Bitumen	100%	2-4	\$21,500	2033	* *			
		Blisters, Extent : Moderate, Area Affected : 5%							
		Location : Third Floor Roof							
		Debris Present, Extent : Moderate, Area Affected : 10%							
		Location : On Central Roof - 3rd Floor Level							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Floors									
Carpet	50%			2029	\$145,300	3	\$15,800		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : First And Second Floors								
Carpet	15%	4+	\$43,600	2030	\$43,600	3	\$4,700		
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Multipurpose Room								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Multipurpose Room								
Ceramic Tile	5%			2037	* *	5	\$1,100		
Glass Block	2%	Now	\$1,700	2043	* *	1			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
	Location : Balcony At Main Reading Room								
Vinyl Tile	15%	2-4	\$2,900	2033	* *	3	\$1,200		
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
Wood	13%	Now	\$29,300	2056	* *	5	\$2,600		
	Broken/Missing Elements, Extent : Severe, Area Affected : 5%								
	Location : Old Custodial Apartment								
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%								
	Location : Wood Stair At Back Of Building Up To Custodial Apartment								
	Split/Cracked, Extent : Moderate, Area Affected : 25%								
	Location : Old Custodial Apartment								
	Worn/Eroded, Extent : Severe, Area Affected : 25%								
	Location : Old Custodial Apartment								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : Back Of Building Up To Custodial Apartment								
	Explanation : Creaking Wood Stair								

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	2-4	\$5,800	2037	**	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%									
Location : Staff Bathrooms									
	Glass: Single Pane	5%			LIFE	**	5	\$700	
	Gypsum Board	60%			LIFE	**	5	\$7,000	
	Masonry: Brick	5%	Now	\$800	LIFE	**			
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%									
Location : Boiler Room In Basement									
	Plaster	10%			LIFE	**	5	\$600	
	Plaster	5%	Now	\$8,400	LIFE	**	5	\$300	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Old Custodial Apartment									
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : Old Custodial Apartment									
Water Penetration, Extent : Severe, Area Affected : 30%									
Location : Old Custodial Apartment									
	Wood	10%	4+	\$2,900	LIFE	**	5	\$7,800	
Deteriorated Finish, Extent : Moderate, Area Affected : 10%									
Location : Wainscots Throughout									
Ceilings									
	AcousTileSusp.Lay-In	5%			2041	**	5	\$1,100	
	Ceramic Tile	2%			LIFE	**	5	\$300	
	Gypsum Board	78%			LIFE	**	5	\$20,500	
	Masonry: Infill Arch	10%			LIFE	**			
	Plaster	5%	Now	\$14,900	LIFE	**	5	\$700	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Old Custodial Apartment									
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : Old Custodial Apartment									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Old Custodial Apartment									
Site Enclosure									
Fence/Gates									
	Chain Link	60%			2038	**			
	Iron Picket	40%	2-4	\$300	2048	**			
Other Observation, Extent : Moderate, Area Affected : 15%									
Location : Granite Paneled Curb At Entrance Ramp									
Explanation : Joint Erosion									
Retaining Walls									
	Masonry: Brick	100%	4+	\$8,000	2028	\$79,700			
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Rear Yard Lot Line Wall									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Rear Yard Lot Line Wall									

Site Pavements

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

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%			2033		**			
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Activity Yard

Cast in Place Concrete	100%	Now	\$5,500	2033		**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Rear Yard

Tripping Hazard, Extent : Moderate, Area Affected : 15%

Location : Rear Yard

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2028	\$1,600	5		\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes Located In The Switchboard

Switchgear / Switchboard

Fused Disc Sw	100%			2028	\$35,000	5		\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Vertical Section

Raceway

Conduit	20%			2038		**	1		
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Conduit	80%			2028	\$27,200		1		
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Panelboards

Fused Disc Sw	10%			2036		**	5		
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Molded Case Bkrs	30%			2027	\$4,900		5	\$100	
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Molded Case Bkrs	60%			2036		**	5	\$200	
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Wiring

Braided Cloth	10%	2-4	\$3,000	2053		**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Upper Floors

Thermoplastic	90%			2038		**	1		
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Motor Controllers

Locally Mounted	10%			2033		**	5		
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Locally Mounted	10%			2026	\$3,300		5		
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Variable Frequency Drive	80%			2045		**			
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	40%			2033	* *	10	\$5,200	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Reading Areas And Basement					
	Fluorescent	10%			2023	\$15,200	10	\$1,300	
				T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
	Fluorescent	40%			2033	* *	10	\$5,200	
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : 2nd Floor And Basement					
	Fluorescent	10%			2033	* *	10	\$1,300	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : 2nd Floor Reading Areas					
Egress Lighting									
	Emergency, Battery	50%			2028	\$10,300	10	\$1,700	
	Exit, Service	50%			2028	\$1,100	1		
Exterior Lighting									
	HID	20%			2028	\$11,500	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2036	* *	1	\$3,700	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Reading Areas, Hallways And Outside					
				Explanation : CCTV Surveillance Cameras					
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$8,600	
				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%			2038	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$6,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	* *	4	\$700	

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

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%			2036	**	1	\$4,300	
	Convactor/Radiator	50%			2026	\$38,100	1	\$2,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2036	**	1	\$5,900	
				Other Observation, Extent : Light, Area Affected : 90% Location : 1 Unit In Basement, 3 Units In 3rd Floor Explanation : R-410a, 4 Units					
	No Component	10%							
	Terminal Devices								
	Air Handler/Dir Expansion	90%			2036	**	1		
	No Component	10%							
	Heat Rejection								
	Air Cooled Condenser Unit	90%			2036	**	2	\$8,800	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
	Exhaust Fans								
	Interior	90%			2036	**	2	\$400	
	Roof	10%			2023	\$2,400	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
	Water Heater								
	Gas Fired	100%			2023	\$8,700	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	\$400	
	Fixtures								
	Generic	100%		Obsolete Fixtures, Extent : Severe, Area Affected : 10% Location : Vacant Apartment Space On 3rd Floor					
Vertical Transport									

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

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 3rd Floor									
Explanation : One Unit									
Fire Suppression									
Sprinkler									
	No Component	92%							
	Generic	8%			2038		* *	1-2	\$300

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : ALLERTON BRANCH LIBRARY
Address : 2740 BARNES AVE. NEAR ALLERTON AVE.
Borough : BRONX **Agency's Number** : A02
Program / Asset # : NPL0A02.000 / 13324 **Yr Built/Renovated** : 1959 / 2007
Area Sq Ft : 12,410 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 06-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4513 **Lot** : 16 **BIN** : 2053752

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,026,900	\$50,200
Electrical		\$35,000
Mechanical		\$212,600
Total	\$1,026,900	\$297,800
Importance Code A	\$1,026,900	\$50,200
Importance Code B		\$247,700
Total	\$1,026,900	\$297,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$18,300		\$400	
Interior Architecture	\$48,700	\$7,400	\$7,000	
Electrical	\$8,500	\$1,900	\$2,200	\$3,600
Mechanical	\$7,700	\$2,100	\$2,100	\$1,900
Site Enclosure	\$100			
Site Pavements	\$3,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$90,700	\$15,400	\$15,700	\$9,400
Importance Code A	\$18,900	\$600	\$1,000	\$600
Importance Code B	\$54,900	\$14,800	\$14,700	\$8,800
Importance Code C	\$17,000			
Total	\$90,700	\$15,400	\$15,700	\$9,400



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

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	3%	4+	\$4,800	LIFE	* *	5	\$7,900	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Basement At Rear Yard							
	Masonry: Brick	95%	Now	\$328,100	LIFE	* *	5	\$50,200	
		Efflorescence, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : North Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Above 2nd Floor Window Lintels							
		Rusting Masonry Supt, Extent : Moderate, Area Affected : 10%							
		Location : Along 2nd Floor Windows							
	Masonry: Limestone	2%	Now	\$12,500	LIFE	* *	5	\$800	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Basement Boiler Room And Computer Room							
Windows									
	Aluminum	90%	2-4	\$375,700	2056	* *	5	\$4,100	
		Bent/Warped Elements, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Deteriorated Finish, Extent : Moderate, Area Affected : 65%							
		Location : Throughout							
		Glazing Clouded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Basement Windows							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Steel	10%	Now	\$52,000	2056	* *	5	\$5,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : Bulkhead And Stairs							
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Bulkhead Stairs							
		Deteriorated Finish, Extent : Moderate, Area Affected : 10%							
		Location : Exterior Side							

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

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									
	Cast Stone/Terra Cotta	10%	4+	\$900	LIFE	**	5	\$2,600	
	Caulking Deteriorated, Extent : Light, Area Affected : 20%								
	Location : Coping Stones								
	Vegetation Growth, Extent : Light, Area Affected : 15%								
	Location : Coping Stones								
	Masonry: Brick Cavity	90%	Now	\$76,200	LIFE	**	5	\$3,100	
	Efflorescence, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Misaligned/Bulging, Extent : Severe, Area Affected : 5%								
	Location : Street Facade								
	Spalling, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Weepholes Not Funct, Extent : Severe, Area Affected : 30%								
	Location : Various Locations Throughout								
Roof									
	Built-Up (BUR)	100%	Now	\$194,800	2041	**			1
	Alligatoring, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Blisters, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Debris Present, Extent : Severe, Area Affected : 10%								
	Location : Over Entry Canopy								
	Miss/Damaged Flashings, Extent : Severe, Area Affected : 40%								
	Location : All Facades								
	Ridging, Extent : Severe, Area Affected : 25%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
Soffits									
	Stucco Cement	100%			2044	**	5	\$800	
Interior									
Floors									
	Carpet	60%			2030	\$175,900	3	\$19,100	
	Cast in Place Concrete	5%			LIFE	**	5	\$4,600	
	Terrazzo	10%			LIFE	**	5	\$3,300	
	Vinyl Tile	25%			2036	**	3	\$2,000	
Interior Walls									
	Glass: Single Pane	2%			LIFE	**	5	\$700	
	Glazed Ceramic Panel	5%			LIFE	**	10	\$1,000	
	Gypsum Board	3%			LIFE	**	5-10	\$1,200	
	Plaster	90%			LIFE	**	5-10	\$17,400	

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

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	15%	Now	\$27,900	2051	* *	5	\$2,000		
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Auditorium									
Misaligned/Bulging, Extent : Severe, Area Affected : 60%									
Location : Auditorium									
AcousTileSusp.Lay-In	70%			2048	* *	5	\$14,800		
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Plaster	15%			LIFE	* *	5-10	\$5,500		
Site Enclosure									
Fence/Gates									
Chain Link	90%			2051	* *				
Iron Picket	10%			2066	* *				
Retaining Walls									
Cast in Place Concrete	100%	4+	\$100	2051	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Stair Wall In Rear Yard									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2044	* *				
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$3,600	2044	* *				
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Side Yards									
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Ramp									

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$1,600	5	\$300	
		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%			2031	\$35,000	5	\$300	
	Raceway								
	Conduit	90%			2031	\$30,600	1		
	Conduit	10%			2051	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$800	5		
	Molded Case Bkrs	25%			2030	\$4,000	5	\$100	
	Molded Case Bkrs	70%			2047	* *	5	\$200	

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

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	20%	2-4	\$6,000	2056	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Thermoplastic	60%			2031	\$18,000	1		
	Thermoplastic	20%			2051	**	1		
Motor Controllers									
	Locally Mounted	50%			2029	\$16,400	5		
	Locally Mounted	50%			2044	**	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$400	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2044	**	1	\$3,800	
Generators									
	Natural Gas	100%			2040	**	1	\$4,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 80 Kilowatts							
Batteries									
	Lead/Acid	100%			2025	\$1,600	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	88%			2036	**	10	\$10,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2036	**	10	\$1,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	LED	2%			2039	**			
Egress Lighting									
	Emergency, Service	50%			2026	\$3,300	1		
	Exit, LED	20%			2059	**	1		
	Exit, Service	30%			2026	\$600	1		
Exterior Lighting									
	HID	30%			2036	**	10		
	No Component	70%							
Alarm									
Security System									
	No Component	20%							
	Generic	80%			2036	**	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Cameras							

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

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
 Generic, Analog

100%

2039

* *

1-3

\$7,600

*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

Electricity

5%

2041

* *

1

Natural Gas

95%

2051

* *

1

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

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$6,100

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$900

Terminal Devices

Convactor/Radiator

100%

2044

* *

1

\$4,000

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

30%

2029

\$141,300

2

\$200

Exterior Pkg Unit -

Cooling

70%

2031

\$71,400

2

\$500

*R-22 Refrigerant, Extent : Moderate, Area Affected : 70%**Location : Roof*

Heat Rejection

Dry Cooler

30%

2031

\$20,500

2

\$2,600

No Component

70%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$11,000

Exhaust Fans

Interior

50%

2031

\$22,400

2

\$200

Roof

50%

2031

\$10,500

2

\$200

Plumbing

H/C Water Piping

Galvanized Steel

100%

2044

* *

1

Water Heater

Gas Fired

100%

2029

\$7,700

2

\$200

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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		
	Storm Drain Piping								
	Cast Iron	100%	Now	\$2,600	LIFE	* *	1		
			Other Observation, Extent : Moderate, Area Affected : 25%						
			Location : Basement						
			Explanation : Flooding At Basement During Heavy Rain						
	Sump Pump(s)								
	Non-Submersible	100%			2036	* *	4	\$300	
	Sewage Ejector(s)								
	Compressed Air	100%			2041	* *	4	\$100	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2036	* *	1	\$100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	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.*

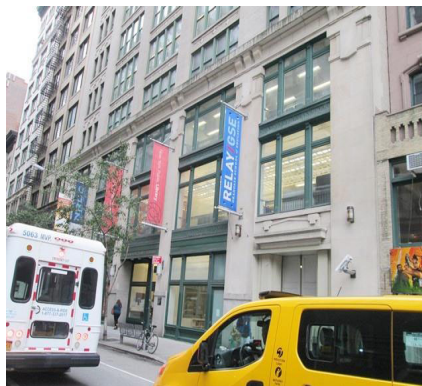
Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Address : 40 WEST 20TH ST. @6TH AVENUE
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0011.000 / 4225 **Yr Built/Renovated** : 1910 / 2003
Area Sq Ft : 50,838 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2,3,4,5
Block : 821 **Lot** : 7501 **BIN** : 1076145

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture	\$82,900	\$86,400
Electrical		\$208,000
Mechanical		\$2,475,200
Total	\$82,900	\$2,769,600
Importance Code B	\$82,900	\$2,722,200
Importance Code C		\$47,400
Total	\$82,900	\$2,769,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture	\$488,600			\$21,000
Electrical	\$29,600	\$1,300	\$38,300	\$1,300
Mechanical	\$55,400	\$8,400	\$36,600	\$10,600
Elevators/Escalators	\$11,800	\$11,800	\$11,800	\$11,800
Total	\$585,400	\$21,500	\$86,800	\$44,800
Importance Code A	\$17,900	\$2,500	\$2,600	\$2,500
Importance Code B	\$564,500	\$19,000	\$84,100	\$42,300
Importance Code C	\$3,000			
Total	\$585,400	\$21,500	\$86,800	\$44,800



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

NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Asset # : 4225

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									
IRMA/Protected Membrane	1%			2034	* *	10			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Back Of Building (Southside)							
		Explanation : Second Floor Balcony							
No Component	99%								
Interior									
Floors									
Carpet	44%	0-2	\$463,000	2031	\$463,000	3	\$50,200		
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
Carpet	11%			2028	\$115,800	3	\$16,700		
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : 5th Floor Offices							
Cast in Place Concrete	15%	Now	\$38,600	LIFE	* *	5	\$25,000		
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Throughout Basement							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Basement							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : Throughout Basement							
Terrazzo	5%			LIFE	* *	5	\$3,000		
Vinyl Tile	1%			2034	* *	3	\$400		
Wood	24%			2032	* *	5	\$34,200		
Interior Walls									
Concrete Masonry Unit	15%			LIFE	* *	5	\$7,000		
Gypsum Board	68%			LIFE	* *	5	\$47,400		
Marble Panels	2%			LIFE	* *				
Plaster	15%	Now	\$3,000	LIFE	* *	5	\$5,200		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Throughout Basement, Utility Rooms							

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

NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Asset # : 4225

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

Interior

Ceilings

AcousTileSusp.Lay-In	3%			2042	**	5	\$2,300	
Exposed Concrete	15%			LIFE	**	5	\$1,800	

Paint Peeling, Extent : Light, Area Affected : 15%

Location : Throughout

Plaster	82%	Now	\$44,400	LIFE	**	5	\$39,000	
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Paint Peeling, Extent : Light, Area Affected : 15%

Location : Throughout

Staining/Discoloring, Extent : Moderate, Area Affected : 5%

Location : 5th Floor

Water Penetration, Extent : Moderate, Area Affected : 5%

Location : 5th Floor

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

Location : Throughout

Explanation : Metal Suspended Ceiling

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2042	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2049	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 3,000 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2049	**	5	\$200	
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Raceway

Conduit	50%			2039	**	1		
Conduit	50%			2049	**	1		

Panelboards

Fused Disc Sw	10%			2037	**	5	\$100	
Molded Case Bkrs	70%			2037	**	5	\$900	
Molded Case Bkrs	20%			2037	**	5	\$300	

Wiring

Thermoplastic	50%			2049	**	1		
Thermoplastic	50%			2039	**	1		

Motor Controllers

Locally Mounted	60%			2034	**	5	\$200	
Locally Mounted	40%			2046	**	5	\$100	

Ground

Grounding Devices

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Asset # : 4225

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%

2034

* *

10

\$35,000

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

20%

2037

* *

10

\$9,300

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

5% 0-2

\$27,600

2039

* *

*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Basement And Storage Closets.*

Egress Lighting

Exit, Service

50%

2034

* *

1

Exit, Battery

50%

2034

* *

10

\$1,700

Exterior Lighting

HID

100%

2029

\$208,000

10

\$200

Alarm

Security System

No Component

30%

Generic

70%

2034

* *

1

\$13,300

Fire/Smoke Detection

Not Accessible

100%

Mechanical		Current Repair			Future Replacement		Maintenance		
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

80%

2034

* *

1

\$20,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 5 Small Units*

Hot Water Boiler

20% Now

\$15,900

2034

* *

1

\$4,500

*Broken, Extent : Severe, Area Affected : 20%**Location : Basement Boiler Room**Other Observation, Extent : Severe, Area Affected : 20%**Location : Basement Boiler Room**Explanation : 1 Of 5 Not Operating*

Distribution

Hot Wtr Piping/Pump

100%

2037

* *

4

\$2,500

Terminal Devices

Air Handler

50%

2029

\$362,700

1

\$15,700

Convactor/Radiator

45%

2034

* *

1

\$7,400

Fan Coil Unit/Heat

5%

2029

\$38,600

1

\$800

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ANDREW HEISKELL BRAILLE AND TALKING BOOK LIBRARY
Asset # : 4225

Mechanical		Current Repair			Future Replacement		Maintenance		
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								
	Interior Pkg Unit - Cooling	78%	Now	\$30,100	2027	\$1,504,600	2	\$1,900	
		Damaged, Extent : Severe, Area Affected : 1% Location : Controls Not Working							
	Interior Pkg Unit - Cooling	20%			2030	\$385,800	2	\$600	
	Split Unit	2%			2029	\$22,000			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$66,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$28,300	
	Exhaust Fans								
	Interior	100%			2029	\$183,500	2	\$1,600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	**	1		
	Water Heater								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%	Now	\$1,700	2024	\$1,700	4	\$1,100	
		Malfunctioning, Extent : Moderate, Area Affected : 10% Location : Basement							
	Backflow Preventer								
	Generic	100%			2034	**	1	\$3,100	
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Severe, Area Affected : 100% Location : Throughout							
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 60% Location : 1st To 5th Floor Explanation : 1 Unit							
	Hydraulic	40%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 40% Location : Cellar To 2nd Floor Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	**	1-5	\$26,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 4225

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

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : BELMONT/ENRICO FERMI BRANCH LIBRARY
Address : 610 EAST 186TH ST. @HUGHES AVE.
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : NPL0005.000 / 4219 **Yr Built/Renovated** : 1981 / 2000
Area Sq Ft : 21,267 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 3073 **Lot** : 20 **BIN** : 2012129

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$35,400
Interior Architecture	\$263,600	\$90,600
Electrical		\$84,100
Mechanical		\$838,700
Total	\$263,600	\$1,048,900
Importance Code A		\$35,400
Importance Code B	\$56,700	\$1,013,500
Importance Code C	\$206,900	
Total	\$263,600	\$1,048,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$88,800			
Interior Architecture	\$52,400		\$36,800	\$2,400
Electrical	\$900	\$600	\$800	\$900
Mechanical	\$12,200	\$3,000	\$7,000	\$2,500
Site Pavements	\$1,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$160,100	\$7,600	\$48,500	\$9,700
Importance Code A	\$89,900	\$1,100	\$1,100	\$1,100
Importance Code B	\$22,700	\$6,500	\$47,400	\$7,500
Importance Code C	\$47,500			\$1,200
Total	\$160,100	\$7,600	\$48,500	\$9,700



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

NEW YORK PUBLIC LIBRARY - 035
BELMONT/ENRICO FERMI BRANCH LIBRARY
Asset # : 4219

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	\$5,500	
	Metal Panel	10%	0-2	\$6,900	2041	**	5	\$8,300	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Bulkhead								
	Deformed/Dented, Extent : Moderate, Area Affected : 20%								
	Location : Throughout Bulkhead								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Mechanical Penthouse								
	Metal Panel	5%			2051	**	5-10	\$15,200	
	Granite Panels	75%			LIFE	**	5	\$49,700	
Windows									
	Metal Louvers	10%			2040	**	10	\$400	
	No Component	90%							
Parapets									
	Concrete Masonry Unit	85%			LIFE	**	5-10	\$26,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Parapet Walls								
	Explanation : Covered With Roofing Membrane								
	Metal Panel	5%			2051	**	5	\$1,100	
	Metal: Cage/Fence	5%			2036	**	5-10	\$2,200	
	Pre-Cast Concrete	5%			LIFE	**	5	\$3,600	
Roof									
	Modified Bitumen	80%	4+	\$31,200	2036	**			
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Main Roof								
	Water Penetration, Extent : Severe, Area Affected : 2%								
	Location : At Roof Drain Body Down To Interior Light Fixture								
	Skylight, Metal/Glass	20%			2051	**	10	\$35,400	
Soffits									
	Alum/Vinyl Siding	100%			2041	**	10		
Interior									
Floors									
	Carpet	75%			2030	\$680,300	3	\$73,800	
	Mosaic Tile	5%			2044	**	5	\$8,200	
	Panel/Paver: Cer/Brk	5%			2047	**	5	\$7,400	
	Vinyl Tile	15%			2031	\$90,600	3	\$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.

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

Asset # : 4219

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	2%			2040	**	5	\$2,400	
Concrete Masonry Unit	73%	0-2	\$206,900	LIFE	**	5	\$34,400	

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

Location : Stairwells

Folding Partition	5%	Now	\$25,400	2039	**	5	\$7,400	
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Unit Inoperable, Extent : Severe, Area Affected : 5%

Location : 2nd Floor, Adjacent To Elevator Lobby

Gypsum Board	15%			LIFE	**	5-10	\$30,000	
Metal Panel	5%			LIFE	**	10	\$2,700	

Ceilings

AcousTileConcealSpLn	20%			2044	**	5	\$16,200	
Exposed Concrete	80%			LIFE	**	5-10	\$64,700	

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$1,800	2044	**			
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Misaligned/Bulging, Extent : Moderate, Area Affected : 2%
Location : At Sidewalk Trees On Hughes Avenue

On-Site Walkways

Cast in Place Concrete	100%			2036	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031		\$2,700	5	\$600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room, Mechanical Room On The 3rd Floor

Explanation : One 500 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2031		\$35,000	5	\$600	
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Raceway

Conduit	100%			2031		\$34,000	1		
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Panelboards

Fused Disc Sw	5%			2030		\$1,200	5		
Molded Case Bkrs	95%			2030		\$23,100	5	\$500	

Wiring

Thermoplastic	100%			2031		\$30,100	1		
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Motor Controllers

Locally Mounted	100%			2029		\$49,100	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$600		
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 4219

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	50%			2036	* *	10	\$9,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : First, Second And Third Floor					
				Explanation : T-8 Lamps					
	Fluorescent	5%			2036	* *	10	\$1,000	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : First Floor					
	Fluorescent	45%			2036	* *	10	\$8,800	
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : First And Second Floor					
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$2,600	
	Exit, LED	20%			2066	* *	1		
	Exit, Service	30%			2026	\$1,000	1		
Exterior Lighting									
	HID	30%			2026	\$26,100	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$2,400	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Reading Areas And Outside					
				Explanation : CCTV Surveillance Camera System					
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$3,900	

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%			2051	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2044	* *	1	\$10,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 3rd Floor Mechanical Room					
				Explanation : One Unit					
Distribution									
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,600	
Terminal Devices									
	Air Handler	60%			2031	\$182,100	1	\$7,900	
	Convactor/Radiator	40%			2036	* *	1	\$2,800	
Air Conditioning									

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
BELMONT/ENRICO FERMI BRANCH LIBRARY
Asset # : 4219

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%			2047	* *	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling Split Unit	85%			2029	\$390,100	2	\$1,100	
		15%			2036	* *			
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Roof							
		Explanation : 1 Unit. R-410a.							
Terminal Devices									
	Air Handler/Dir Expansion	85%			2026	\$205,100	1		
	Fan Coil - 2 Pipe	15%			2036	* *	1	\$1,000	
Heat Rejection									
	Air Cooled Condenser Unit	100%			2036	* *	2	\$14,800	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$18,800	
Exhaust Fans									
	Interior	80%			2026	\$61,400	2	\$500	
	Roof	20%			2036	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
Water Heater									
	Gas Fired	100%			2029	\$13,200	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : Leaking Roof Drain Piping To 3rd Floor							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 3rd Floors							
		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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : BLOOMINGDALE BRANCH LIBRARY
Address : 150 WEST 100TH ST. @ AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0006.000 / 4220 **Yr Built/Renovated** : 1964 / 2003
Area Sq Ft : 20,986 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 28-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1852 **Lot** : 49 **BIN** : 1055906

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$376,300	
Interior Architecture	\$75,000	
Electrical	\$136,600	
Mechanical	\$114,000	\$366,600
Total	\$701,900	\$366,600
Importance Code A	\$376,300	
Importance Code B	\$325,600	\$366,600
Total	\$701,900	\$366,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$1,600		\$2,600	
Interior Architecture	\$18,600	\$7,100		\$4,400
Electrical	\$25,100	\$1,100	\$1,000	\$8,700
Mechanical	\$2,800	\$3,100	\$11,200	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,100	\$15,300	\$18,800	\$20,700
Importance Code A	\$4,000	\$2,100	\$4,700	\$2,100
Importance Code B	\$48,100	\$13,200	\$14,100	\$18,200
Importance Code C				\$400
Total	\$52,100	\$15,300	\$18,800	\$20,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	\$6,400	
	Masonry: Brick	95%			LIFE	* *	5	\$26,100	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : All Facades Repointed								
	Windows								
	Aluminum	100%			2049	* *	5	\$5,200	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Parapets								
	Masonry: Brick	90%			LIFE	* *	5	\$2,700	
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : All Parapets Repointed								
	Pre-Cast Concrete	10%			LIFE	* *	5	\$1,900	
Roof									
	Copper/Terne	5%	Now	\$1,600	2042	* *			
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Over Emergency Stairs								
	Modified Bitumen	95%	Now	\$62,700	2022	\$313,600			
	Alligatoring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Adjacent To Bulkhead And Throughout								
	Ponding, Extent : Moderate, Area Affected : 30%								
	Location : Various Locations Throughout								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : 2nd Floor Corridor, Above Multi-purposed Room, At Egress Stair								
Interior									
	Floors								
	Carpet	40%			2026	\$173,800	3	\$18,800	
	Cast in Place Concrete	5%			LIFE	* *	5	\$3,400	
	Ceramic Tile	5%			2030	\$33,000	5	\$1,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Bathrooms								
	Explanation : Slated For Upgrade In 2017								
	Terrazzo	10%			LIFE	* *	5	\$2,500	
	Vinyl Tile	20%			2035	* *	3	\$2,400	
	Vinyl Tile 9" X 9"	20%	Now	\$7,500	2022	\$75,000	3	\$2,400	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
	Location : Basement Corridors								

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

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

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%			2030	\$25,700	5	\$900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Bathrooms								
Explanation : Slated For Upgrade In 2017								
Gypsum Board	35%			LIFE	**	5	\$3,600	
Plaster	45%			LIFE	**	5	\$2,300	
SGFT/Glazed Masonry	15%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	30%			2032	**	5	\$11,800	
AcousTileSusp.Lay-In	5%			2032	**	5	\$1,600	
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Multipurpose Room								
AcousTileSusp.Lay-In	15%			2040	**	5	\$4,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Children Reading Room								
Explanation : Wire Suspended								
Exposed Concrete	35%			LIFE	**	5	\$1,700	
Plaster	10%	Now	\$4,500	LIFE	**	5	\$2,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Rear Emergency Stairwell								
Paint Peeling, Extent : Moderate, Area Affected : 5%								
Location : Rear Emergency Stairwell								
Wood	5%			LIFE	**	5	\$13,700	

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%			2057	**	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room Outside								
Explanation : One 400 Ampere Main Disconnect Switch								
Raceway								
Conduit	30%			2037	**	1		
Conduit	70%			2057	**	1		
Panelboards								
Fused Disc Sw	5%			2052	**	5		
Molded Case Bkrs	55%			2026	\$13,400	5	\$300	
Molded Case Bkrs	40%			2052	**	5	\$200	
Wiring								
Thermoplastic	40%			2057	**	1		
Thermoplastic	60%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	

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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.

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

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	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	\$6,500	
Lighting								
Interior Lighting								
Fluorescent	10%			2035	* *	10	\$1,900	
	Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
	Location : Throughout The Building							
Fluorescent	60%			2022	\$136,600	10	\$11,500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Building							
	Explanation : Using T-12 Lamps							
Fluorescent	30%			2035	* *	10	\$5,800	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : 2nd Floor Reading Area							
	Explanation : T-8 Lamps							
Egress Lighting								
Emergency, Battery	20%			2037	* *	10	\$1,000	
Emergency, Battery	30%			2022	\$9,200	10	\$1,500	
Exit, Service	40%			2022	\$1,300	1		
Exit, Service	10%			2037	* *	1		
Exterior Lighting								
HID	100%			2037	* *	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	* *	1	\$1,600	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2035	* *	1-3	\$2,600	

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								
	Plant Campus Steam / PRV	100%			2047	* *	1		
				Other Observation, Extent : Severe, Area Affected : 100%					
				Location : Basement					
				Explanation : Heat Supplied From Adjoining Health Building					

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

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

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								
	Steam Boiler	100%			2032	**	1	\$20,800	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Basement							
		Explanation : One Boiler Located In Adjacent Health Building							
Distribution									
	Central Plant Steam	100%			2037	**	4	\$1,000	
	Piping/Pmp								
Terminal Devices									
	Convactor/Radiator	100%			2025	\$114,000	1	\$6,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Exterior Pkg Unit -	100%			2027	\$172,500	2	\$1,300	
	Cooling								
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$27,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,700	
	Exhaust Fans								
	Roof	100%			2027	\$35,400	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2027	\$158,700	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : BRONX LIBRARY CENTER REFERENCE CENTER
Address : 310 EAST KINGSBRIDGE ROAD @ BRIGGS AVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : NPL0017.000 / 13852 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 74,476 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 02-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5m
Block : 3154 **Lot** : 83 **BIN** : 2827656

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$38,500	\$40,400
Interior Architecture	\$71,700	\$113,100
Electrical	\$68,300	
Mechanical		\$66,600
Total	\$178,500	\$220,100
Importance Code A	\$38,500	\$40,400
Importance Code B	\$140,000	\$103,200
Importance Code C		\$76,500
Total	\$178,500	\$220,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$8,400		\$67,800	\$49,200
Interior Architecture		\$16,700		\$30,700
Electrical	\$14,300	\$11,700	\$13,700	\$11,300
Mechanical	\$24,600	\$35,300	\$31,100	\$31,900
Site Pavements	\$22,700			
Elevators/Escalators	\$17,800	\$17,800	\$17,800	\$17,800
Total	\$87,700	\$81,500	\$130,400	\$140,800
Importance Code A	\$12,100	\$3,800	\$71,500	\$52,900
Importance Code B	\$75,700	\$77,600	\$58,900	\$88,000
Importance Code C				
Total	\$87,700	\$81,500	\$130,400	\$140,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

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	38%			LIFE	**	5	\$20,500		
Concrete Masonry Unit	5%	Now	\$38,500	LIFE	**	5	\$2,700		
Diagonal Cracks, Extent : Moderate, Area Affected : 15%									
Location : West Facade At Base And 2nd Story Adjacent To Generator									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : West Facade At Base And 2nd Story Adjacent To Generator									
Glass Block	5%			LIFE	**	5	\$2,700		
Other Observation, Extent : Light, Area Affected : 100%									
Location : West Facade At Stairs									
Explanation : Component Actually Insulated Fritted Glass Panels									
Metal/Glass Curt Wall	25%			LIFE	**	5	\$40,400		
Metal Panel	5%			2054	**	5-10	\$29,700		
Metal Sect. OHD	2%			2045	**	5	\$5,400		
Granite Panels	20%			LIFE	**	5	\$12,900		
Windows									
Aluminum	95%			2044	**	5	\$4,800		
Metal Louvers	5%			2041	**	10	\$1,600		
Parapets									
Concrete Masonry Unit	25%			LIFE	**	5	\$2,300		
Metal/Glass Curt Wall	10%			2054	**	5	\$3,100		
Metal Panel	5%			2054	**	5	\$1,600		
Metal Rail	5%			2045	**	5-10	\$7,200		
Metal: Cage/Fence	10%			2045	**	5-10	\$6,200		
Granite Panels	10%			LIFE	**	5	\$900		
Stucco Cement	35%			2045	**	5	\$7,200		
Roof									
Metal Panel	50%			2045	**	10	\$34,800		
Modified Bitumen	30%	4+	\$8,400	2036	**				
Blisters, Extent : Light, Area Affected : 15%									
Location : Lowere Roof Where Generator Is Located									
Plaza Roof: Stone Panels	10%			2048	**				
Skylight, Metal/Glass	10%			2054	**	10	\$12,700		
Soffits									
Metal Panel	100%			2054	**	5-10	\$39,700		
Interior									
Floors									
Carpet	30%			2029	\$462,500	3	\$50,200		
Cast in Place Concrete	15%			LIFE	**	5	\$36,600		
Ceramic Tile	5%			2041	**	5	\$5,600		
Sheet Vinyl/Rubber	40%	4+	\$71,700	2033	**	5	\$33,400		
Seams Open/Split, Extent : Light, Area Affected : 15%									
Location : Office Corridors									
Terrazzo	10%			LIFE	**	5	\$8,700		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

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

Interior

Interior Walls

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

Ceilings

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	0-2	\$22,700	2041	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Adjacent To Main Entrance</i>								

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2048	**	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 4,000 Amperes</i>								

Transformers

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

Switchgear / Switchboard

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

Raceway

Conduit	100%			2048	**	1		
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Panelboards

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

Wiring

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

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

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

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

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

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

Asset # : 13852

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

Generic, Digital

100%

2033

* *

1-3

\$45,900

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

Location : Throughout The Building

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

Mechanical	Current Repair			Future Replacement		Maintenance		
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%

2048

* *

1

Conversion Equipment

Hot Water Boiler

100%

2033

* *

1

\$36,800

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

Location : Basement Boiler Room

Explanation : 9 Small Units

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$3,700

Terminal Devices

Air Handler

70%

2033

* *

1

\$32,200

Convactor/Radiator

30%

2041

* *

1

\$7,200

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

Conversion Equipment

Reciprocating

100%

2033

* *

1

\$34,500

Compr/Chiller

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

Location : Roof

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

Location : Roof

Explanation : 2 Multistacks Sets

Distribution

CW & CHW Wtr

100%

2048

* *

4

\$3,700

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

100%

2033

* *

1

\$46,100

Heat Rejection

Air Cooled Condenser

100%

2033

* *

2

\$51,900

Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$41,500

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NEW YORK PUBLIC LIBRARY - 035
BRONX LIBRARY CENTER REFERENCE CENTER
Asset # : 13852

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2033	**	2	\$2,100	
	Roof	10%			2033	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		
	Water Heater								
	Electric	100%			2026	\$66,600	4	\$700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Various Areas								
	Explanation : Units Installed Above Ceiling Panels								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2022	\$2,600	4	\$2,400	
	Sewage Ejector(s)								
	Electric	100%			2033	**	4	\$3,000	
	Backflow Preventer								
	Generic	100%			2033	**	1	\$4,600	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2 Units From Cellar To 5th Floor, 1 Unit From Cellar To 4th Floor								
	Explanation : 3 Units, 2 Public, 1 Staff								
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2048	**	1-5	\$18,800	
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : Emergency Stairways								
	Explanation : Emergency Stairways Only								
	Sprinkler								
	Generic	100%			2048	**	1-2	\$20,900	
	Fire Pump								
	Generic	100%			2037	**	1	\$13,900	

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : CENTRAL RESEARCH LIBRARY STEPHEN A. SCHWARTZMAN BLDG
Address : 42 ST AND 5TH AVE. @ BRYANT PARK
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0001.000 / 1924 **Yr Built/Renovated** : 1924 / 2011
Area Sq Ft : 607,482 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-Mar-2016 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,4
Block : 1257 **Lot** : 1 **BIN** : 1034194

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$698,800	\$1,109,200
Interior Architecture	\$994,500	\$4,871,400
Electrical	\$3,233,300	\$4,731,500
Mechanical	\$1,734,300	\$19,115,200
Total	\$6,660,800	\$29,827,300
Importance Code A	\$1,469,500	\$1,168,500
Importance Code B	\$5,191,300	\$26,096,000
Importance Code C		\$2,562,800
Total	\$6,660,800	\$29,827,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$11,200			
Interior Architecture	\$61,900	\$45,500	\$17,000	\$59,400
Electrical	\$90,800	\$49,300	\$49,700	\$101,200
Mechanical	\$291,600	\$163,100	\$307,100	\$216,600
Elevators/Escalators	\$23,700	\$23,700	\$23,700	\$23,700
Total	\$479,200	\$281,600	\$397,500	\$400,900
Importance Code A	\$36,500	\$24,000	\$24,700	\$24,000
Importance Code B	\$442,700	\$257,500	\$372,800	\$347,700
Importance Code C				\$29,200
Total	\$479,200	\$281,600	\$397,500	\$400,900



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

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: Marble	98%			LIFE	**	5	\$218,600	
Window Wall	2%			2047	**	5	\$22,300	
Windows								
Bronze/Brass	100%			2035	**	5	\$492,800	
Parapets								
Masonry: Marble	95%			LIFE	**	5	\$84,500	
Metal Rail	5%			2032	**	5-10	\$63,800	
Roof								
Copper/Terne	60%			2042	**	10	\$376,000	
Other Observation, Extent : Light, Area Affected : 50%								
Location : Lower Roof								
Explanation : Sealed With A Rubbery Compound								
IRMA/Protected Membrane	5%			2027	\$117,500	10	\$12,500	
Metal Panel	5%			2040	**	10	\$23,000	
Modified Bitumen	15%			2035	**	10	\$37,600	
Single Ply Membrane	5%			2027	\$233,300	10	\$12,500	
Skylight, Metal/Glass	5%			2037	**	10	\$41,800	
Recent Repair Evident, Extent : Light, Area Affected : 100%								
Location : Bartos Room								
Sloped Glazing	5%			LIFE	**	5	\$167,100	
Interior								
Floors								
Carpet	10%			2026	\$1,364,700	3	\$136,400	
Cast in Place Concrete	5%			LIFE	**	5	\$99,400	
Ceramic Tile	3%			2036	**	5	\$27,300	
Cork Tile	7%			2037	**	5	\$55,700	
Marble Panels	45%	Now	\$871,400	LIFE	**	5	\$306,900	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Corridors								
Quarry Tile	5%			2032	**	5	\$68,200	
Vinyl Tile	15%			2027	\$1,363,500	3	\$51,100	
Wood	10%			2042	**	5	\$170,500	
Repairs in Progress, Extent : Light, Area Affected : 100%								
Location : Main Reading Room								

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

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%			2030	\$1,894,400	5	\$58,400	
	Concrete Masonry Unit	5%			LIFE	**	5	\$23,400	
	Glass: Single Pane	5%			LIFE	**	5	\$43,800	
	Gypsum Board	5%			LIFE	**	5	\$35,000	
	Metal Panel	5%			LIFE	**			
	Marble Panels	30%			LIFE	**			
	Plaster	25%			LIFE	**	5	\$87,600	
	Plaster	10%			LIFE	**	5	\$35,000	
	Wood	10%			LIFE	**	5	\$467,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Main Reading Room									
Explanation : Repairs In Progress									
Ceilings									
	AcousTileConcealSpLn	5%			2032	**	5	\$75,600	
	AcousTileSusp.Lay-In	5%			2040	**	5	\$60,500	
	Exposed Concrete	12%			LIFE	**	5	\$22,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Area Under Bryant Park									
Explanation : Stack / Archive Storage									
	Exposed Struc: Steel	8%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Below Main Reading Room									
Explanation : Book Stacks									
	Masonry: Infill Arch	5%			LIFE	**			
	Masonry: Marble	15%			LIFE	**	1		
	Metal Panel	5%			LIFE	**	5	\$75,600	
	Plaster	33%			LIFE	**	5	\$249,400	
Repairs in Progress, Extent : Light, Area Affected : 35%									
Location : Main Reading Room									
	Plaster	12%			LIFE	**	5	\$90,700	

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
Over 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2057	**	3	\$2,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 3,000 Ampere Main Disconnect Switches									
Transformers									
	Dry Type	100%			2047	**	3	\$3,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two 750 Kilovolt-ampere, 208 Primary 10kv - 480/277 Secondary									

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

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
Over 600 Volts									
	Feeder								
	Cable	100%			2052	**	1		
	Raceway								
	Conduit	100%			2057	**	1		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	60%			2057	**	5	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 2,500 Ampere, One 2,000 Ampere And Two 1,200 Ampere Main Disconnect Switches							
	Fused Disc Sw	40%			2027	\$59,300	5	\$1,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1,600 Ampere And Two 1,200 Ampere Main Disconnect Switches							
Transformers									
	Dry Type	100%			2025	\$18,600	5	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 225 Kilovolt-ampere, 112 Kilovolt-ampere, 93 Kilovolt-ampere, 75 Kilovolt-ampere 480/277 Pri - 208/120 Secondary							
Switchgear / Switchboard									
	Fused Disc Sw	60%			2057	**	5	\$1,600	
	Fused Disc Sw	40%			2027	\$183,900	5	\$1,000	
Raceway									
	Conduit	60%			2027	\$317,800	1		
	Conduit	40%			2057	**	1		
Panelboards									
	Fused Disc Sw	5%			2026	\$15,800	5	\$700	
	Fused Disc Sw	10%			2052	**	5	\$1,400	
	Molded Case Bkrs	30%			2052	**	5	\$4,800	
	Molded Case Bkrs	55%			2026	\$174,000	5	\$8,800	
Wiring									
	Braided Cloth	20%	2-4	\$106,200	2052	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Old Sections							
	Thermoplastic	50%			2027	\$265,600	1		
	Thermoplastic	30%			2057	**	1		
Motor Controllers									
	Locally Mounted	10%			2025	\$142,100	5	\$400	
	Motor Control Center	60%			2025	\$209,900	5	\$9,900	
	Motor Control Center	20%			2047	**	5	\$3,300	
	Variable Frequency Drive	10%			2047	**			
Ground									

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

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	50%			LIFE	**	5	\$4,500	
	Generic	50%			LIFE	**	5	\$4,500	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2032	**	1	\$186,900	
	Generators								
	Diesel	100%			2030	\$49,100	1	\$235,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 500 Kilowatt							
	Batteries								
	Nickel Cadmium	100%			2022	\$1,800	5	\$135,400	
	Fuel Storage								
	Day Tank	50%			2035	**	5	\$56,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 30 Gallon							
	Main Tank	50%			2042	**	5	\$8,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room							
		Explanation : One 600 Gallon Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	50%			2032	**	10	\$278,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2032	**	10	\$55,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Reading Area And Auditorium							
		Explanation : Compact Fluorescent Lamps							
	Fluorescent	25%			2027	\$1,788,000	10	\$139,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2032	**	10	\$27,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : T-5 Lamps							
	Incandescent	10%			2027	\$715,200	2	\$1,400	
	Egress Lighting								
	Emergency, Service	30%			2032	**	1		
	Emergency, Battery	20%			2032	**	10	\$29,300	
	Exit, LED	30%			2055	**	1		
	Exit, Service	20%			2027	\$20,400	1		

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

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

Lighting

Exterior Lighting
Fluorescent

100%
 2022 \$2,289,600 10 \$55,600
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Outside Light Poles
Explanation : Compact Fluorescent Lamps

Alarm

Security System

No Component

90%

Generic

10%

2027

\$216,100

1

\$22,700

Fire/Smoke Detection

No Component

90%

Generic, Analog

10%

2027

\$739,800

1-3

\$37,400

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

Utility Steam

90%

2037

* *

1

Electricity

10%

2037

* *

1

Conversion Equipment

Heat Exchanger, Plate &
Frame

80%

2023

\$770,700

1

\$240,300

Pres. Reducing
Valve/LP Steam

10%

2036

* *

5

\$3,600

No Component

10%

Distribution

Hot Wtr Piping/Pump

50%

2035

* *

4

\$22,500

Central Plant Steam

50%

2037

* *

4

\$15,000

Piping/Pmp

Terminal Devices

Air Handler

45%

2027

\$3,810,100

1

\$169,100

Convactor/Radiator

40%

2032

* *

1

\$78,500

Fan Coil Unit/Heat

10%

2027

\$901,800

1

\$19,600

Unit Heater - Steam

5%

2035

* *

4

\$4,200

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

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

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									
	Centrifugal, Elec Chiller	35%			2030	\$2,650,000	1	\$230,100	
		Other Observation, Extent : Light, Area Affected : 35%							
		Location : Basement							
		Explanation : R123 Refrigerant							
	Centrifugal, Elec Chiller	35%			2042	**	1	\$230,100	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Lower Engine Room							
	Reciprocating Compr/Chiller	20%			2027	\$1,135,700	1	\$56,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Basement							
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	90%			2037	**	4	\$26,900	
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2027	\$6,077,800	1	\$338,100	
	No Component	10%							
Heat Rejection									
	Water Cooling Tower	90%			2028	\$2,056,500	2	\$550,200	
	No Component	10%							
Dehumidifier									
	Not Accessible	100%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$338,700	
Exhaust Fans									
	Interior	90%			2027	\$2,142,200	2	\$16,700	
	Roof	10%			2027	\$111,100	2	\$1,900	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	**	1		
Water Heater									
	Electric	100%			2022	\$589,400	4	\$5,300	
HW Heat Exchanger									
	Steam Fired	100%			2037	**	4	\$60,100	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2022	\$102,000	4	\$19,200	
Sewage Ejector(s)									
	Electric	100%			2022	\$192,700	4	\$36,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	50%							
	Generic	50%			2032	* *	1	\$18,600	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	80%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : 3 Units From Ground, 1st To 3rd Floor, 1 Unit From 1st To 3rd Floor, 1 Freight Unit From 1st To 3rd Floor							
		Explanation : 5 Units							
	Hydraulic	20%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Basement To Attic							
		Explanation : 1 Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2037	* *	1-5	\$317,600	
Sprinkler									
	No Component	95%							
	Generic	5%			2047	* *	1-2	\$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.*

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture		\$122,000
Electrical		\$152,300
Mechanical		\$222,300
Total		\$496,600
Importance Code A		\$43,900
Importance Code B		\$398,200
Importance Code C		\$54,500
Total		\$496,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$5,100	\$11,700	\$200	
Interior Architecture	\$16,700	\$1,600	\$1,500	\$500
Electrical	\$1,200	\$1,400	\$1,400	\$1,200
Mechanical	\$1,200	\$1,000	\$2,500	\$900
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$28,700	\$19,600	\$9,600	\$6,600
Importance Code A	\$5,800	\$12,400	\$900	\$700
Importance Code B	\$22,900	\$7,200	\$8,700	\$5,900
Importance Code C				
Total	\$28,700	\$19,600	\$9,600	\$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.

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

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	52%			LIFE	**	5	\$9,400	
	Masonry: Granite	5%			LIFE	**	5	\$700	
	Masonry: Limestone	35%			LIFE	**	5	\$4,700	
	Slate Panels	3%			LIFE	**	5	\$400	
	Stucco Cement	5%			2033	**	5	\$2,300	
Windows									
	Aluminum	70%			2036	**	5	\$1,400	
	Aluminum	25%			2044	**	5	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Rear Facade								
	Explanation : Protective Metal Grilles								
	Metal Louvers	5%			2031	\$3,200	10	\$600	
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,000	
	Concrete Masonry Unit	10%			LIFE	**	5	\$300	
	Masonry: Brick	50%			LIFE	**	5	\$1,300	
	Masonry: Limestone	23%	4+	\$5,100	LIFE	**	5	\$800	
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Street Facade								
	Metal Panel	3%			2048	**	5	\$300	
	Metal Rail	5%			2033	**	5-10	\$2,400	
	Metal Security Bars	2%			2056	**			
	Metal: Cage/Fence	2%			2033	**	5-10	\$400	
Roof									
	Modified Bitumen	100%			2033	**	10	\$8,800	
Interior									
Floors									
	Carpet	5%	4+	\$700	2027	\$14,500	3	\$1,600	
	Wrinkling, Extent : Moderate, Area Affected : 5%								
	Location : Childrens Reading Area - 3rd Floor								
	Ceramic Tile	5%			2041	**	5	\$1,100	
	Marble Panels	2%			LIFE	**	5	\$300	
	Sheet Vinyl/Rubber	10%			2028	\$67,600	5	\$3,200	
	Vinyl Tile	58%			2033	**	3	\$4,600	
	Wood	20%	4+	\$15,000	2056	**	5	\$3,900	
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Throughout 3rd Floor Public Spaces								
Interior Walls									
	Ceramic Tile	5%			2031	\$54,500	5	\$1,800	
	Glass: Single Pane	5%			LIFE	**	5	\$1,400	
	Marble Panels	2%			LIFE	**			
	Plaster	83%			LIFE	**	5	\$9,100	
	Wood	5%			LIFE	**	5	\$7,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
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%	4+	\$900	2033	* *	5	\$500	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Basement, Staff Areas							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Basement, Staff Areas							
	Plaster	95%			LIFE	* *	5	\$12,500	
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%			2038	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$600	2033	* *			
		Tripping Hazard, Extent : Moderate, Area Affected : 5%							
		Location : Proximate To Main Entrance							
	Activity Yard								
	Cast in Place Concrete	100%			2033	* *			

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%			2038	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 800 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2038	* *	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : 1- Vertical Section								
Raceway								
Conduit	100%			2038	* *	1		
Panelboards								
Fused Disc Sw	10%			2036	* *	5		
Molded Case Bkrs	90%			2036	* *	5	\$300	
Wiring								
Thermoplastic	100%			2038	* *	1		
Motor Controllers								
Locally Mounted	100%			2033	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	

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

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

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	80%			2028	\$121,800	10	\$10,300	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2028	\$30,500	10	\$2,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas And Hallways							
Egress Lighting									
	Emergency, Battery	50%			2028	\$10,300	10	\$1,700	
	Exit, LED	50%			2043	* *	1		
Exterior Lighting									
	HID	10%			2028	\$5,700	10		
	No Component	90%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2036	* *	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$8,600	
		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%			2038	* *	1		
Conversion Equipment									
	Furnace	60%			2028	\$20,100	1	\$4,200	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Roof							
		Explanation : 6 Rooftop Package Units							
	Hot Water Boiler	40%			2026	\$43,900	1	\$2,800	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement Boiler Room							
		Explanation : 1 Old Set Unit - 3 Boilers							
Distribution									
	Hot Wtr Piping/Pump	40%			2036	* *	4	\$300	
	No Component	60%							

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

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

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								
	Convactor/Radiator	40%			2033	* *	1	\$1,800	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2028	\$178,400	2	\$900	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Roof							
		Explanation : 6 Rooftop Package Units. R-22							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,800	
	Exhaust Fans								
	Roof	100%			2028	\$23,700	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Electric	100%			2027	\$12,600	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2054	* *	1-2	\$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.*

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : CLASON'S POINT BRANCH LIBRARY
Address : 1215 MORRISON AVE. @WESTCHESTER AVE.
Borough : BRONX **Agency's Number** : C02
Program / Asset # : NPL0C02.000 / 13326 **Yr Built/Renovated** : 1974 / 2007
Area Sq Ft : 9,644 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 26-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3777 **Lot** : 62 **BIN** : 2025381

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$368,800
Electrical		\$40,200
Mechanical	\$65,900	
Total	\$65,900	\$409,000
Importance Code A		\$368,800
Importance Code B	\$65,900	\$40,200
Total	\$65,900	\$409,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,700			
Interior Architecture	\$13,400		\$1,600	\$400
Electrical	\$900	\$300	\$400	\$400
Mechanical	\$22,900	\$2,200	\$7,000	\$2,000
Site Enclosure	\$5,900			
Site Pavements	\$4,500			
Total	\$64,400	\$2,400	\$9,000	\$2,700
Importance Code A	\$18,700	\$500	\$500	\$500
Importance Code B	\$29,100	\$2,000	\$8,500	\$2,000
Importance Code C	\$16,500			\$200
Total	\$64,400	\$2,400	\$9,000	\$2,700



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

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

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	2%	4+	\$900	LIFE	**	5	\$300	
		Cracking/Crumbling, Extent : Light, Area Affected : 2% Location : North Facade							
	Masonry: Brick Cavity	58%			LIFE	**	5	\$15,600	
		Graffiti, Extent : Light, Area Affected : 10% Location : North Wall							
	Window Wall	40%	4+	\$5,600	2051	**	5	\$10,100	
		Other Observation, Extent : Light, Area Affected : 2% Location : North End Of Front Facade Explanation : One Missing Insect Screen							
Windows									
	Aluminum	100%			2047	**	5	\$1,300	
Parapets									
	Masonry: Brick	20%			LIFE	**	5-10	\$800	
	Metal Panel	80%			2041	**	5	\$1,800	
Roof									
	Modified Bitumen	100%			2031	\$368,800	10	\$25,100	
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5	\$2,200	
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$6,300	
	Ceramic Tile	2%			2040	**	5	\$300	
	Vinyl Tile	88%			2036	**	3	\$4,800	
Interior Walls									
	Ceramic Tile	3%			2040	**	5	\$500	
	Concrete Masonry Unit	95%			LIFE	**	5	\$11,500	
	Gypsum Board	2%			LIFE	**	5-10	\$500	
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$2,300	2044	**	5	\$6,500	
		Staining/Discoloring, Extent : Light, Area Affected : 1% Location : Stairwell							
	Exposed Concrete	8%			LIFE	**	5-10	\$1,400	
	Gypsum Board	2%			LIFE	**	5-10	\$1,000	
Site Enclosure									
Fence/Gates									
	Chain Link	30%	Now	\$5,900	2061	**			
		Broken/Missing Elements, Extent : Severe, Area Affected : 50% Location : Side Yard Corrosion/Rusting, Extent : Severe, Area Affected : 100% Location : Side Yard							
	Metal: Cage/Fence	70%			LIFE	**	10		
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : Chain Link Fence							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
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%			2044		* *			
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On-Site Walkways

Cast in Place Concrete	100%	4+	\$4,500	2044		* *			
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*Misaligned/Bulging, Extent : Moderate, Area Affected : 5%**Location : Side Yard*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$1,600	5		\$300	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 600 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$35,000	5		\$300	
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Raceway

Conduit	95%			2031	\$32,300	1			
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Conduit	5%			2057	* *	1			
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Panelboards

Fused Disc Sw	5%			2030	\$800	5			
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Molded Case Bkrs	90%			2030	\$14,600	5		\$200	
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Molded Case Bkrs	5%			2053	* *	5			
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Wiring

Thermoplastic	95%			2031	\$28,600	1			
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Thermoplastic	5%			2057	* *	1			
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Motor Controllers

Locally Mounted	65%			2029	\$10,600	5			
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Locally Mounted	30%			2044	* *	5			
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Variable Frequency Drive	5%			2048	* *				
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$300	
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	90%			2036	* *	10	\$8,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2026	\$5,200	10	\$400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	5%			2036	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$1,200	
	Exit, Service	50%			2036	* *	1		
Exterior Lighting									
	HID	20%			2026	\$7,900	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	20%			2036	* *	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Area, Entrance Lobby And Outside							
		Explanation : Surveillance Camera CCTV							
	Generic	10%			2026	\$3,200	1	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exit Doors							
		Explanation : Intrusion Alarm							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor And Basement							
		Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		

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

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

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	95%			2044	**	1	\$4,500	
	Hot Water Boiler	5%	Now	\$1,500	2044	**	1	\$200	
	Controller Not Working, Extent : Moderate, Area Affected : 100%								
	Location : Basement. Boiler Room, Building Management System And Defective Temperature Control. Heating Controlled Manually								
	Other Observation, Extent : Moderate, Area Affected : 20%								
	Location : 1st Floor Office Area Too Hot. Equipment Manually Operated To Reduce Excessive Heat								
	Explanation : Heating Not Properly Balanced								
Distribution									
	Hot Wtr Piping/Pump	100%			2047	**	4	\$700	
Terminal Devices									
	Air Handler	40%			2036	**	1	\$2,400	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Convactor/Radiator	60%			2044	**	1	\$1,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating	90%			2036	**	1	\$4,000	
	Compr/Chiller								
	Split Unit	10%			2036	**			
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$15,700	
Terminal Devices									
	Air Handler/Cool/Ht	100%	0-2	\$65,900	2036	**	1	\$5,400	
	On Extended Life, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
Heat Rejection									
	Dry Cooler	90%			2036	**	2	\$6,000	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,500	
Exhaust Fans									
	Interior	60%	0-2	\$12,500	2036	**	2	\$100	
	On Extended Life, Extent : Moderate, Area Affected : 60%								
	Location : Basement								
	Roof	40%			2031	\$6,500	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	**	1		
Water Heater									
	Electric	100%			2029	\$8,600	4	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2026	\$1,500	4	\$300	
	Fixtures							
	Generic	100%						

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : COLUMBUS BRANCH LIBRARY
Address : 742 TENTH AVE. @W. 51 STREET
Borough : MANHATTAN **Agency's Number** : C03
Program / Asset # : NPL0C03.000 / 13327 **Yr Built/Renovated** : 1909 / 2013
Area Sq Ft : 11,554 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 07-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1060 **Lot** : 63 **BIN** : 1026706

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$293,300	\$17,300
Total	\$293,300	\$17,300
Importance Code A	\$293,300	\$17,300
Total	\$293,300	\$17,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$58,500		\$600	
Interior Architecture	\$42,300		\$3,000	\$600
Electrical	\$500	\$200	\$300	\$200
Mechanical	\$11,300	\$1,200	\$3,700	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$116,600	\$5,400	\$11,600	\$5,800
Importance Code A	\$59,000	\$600	\$1,200	\$600
Importance Code B	\$40,200	\$4,800	\$10,400	\$4,600
Importance Code C	\$17,400			\$600
Total	\$116,600	\$5,400	\$11,600	\$5,800



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	40%	Now	\$75,500	LIFE	**	5	\$11,600	
	Diagonal Cracks, Extent : Severe, Area Affected : 10%							
	Location : Corners Rear Of Building							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
	Location : East Facade							
	Patching Evident, Extent : Severe, Area Affected : 30%							
	Location : East Facade							
	Worn/Eroded, Extent : Severe, Area Affected : 25%							
	Location : East Facade							
Masonry: Granite	5%			LIFE	**	5	\$2,200	
Masonry: Limestone	50%	Now	\$171,000	LIFE	**	5	\$10,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
	Location : Over Main Entrance							
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Street Facade							
Stucco Cement	5%	Now	\$4,500	2036	**	5	\$1,800	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
	Diagonal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Bulkheads							
Windows								
Aluminum	68%	Now	\$12,900	2039	**	5	\$1,400	
	Citrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Hardware Missing, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Aluminum	30%			2039	**	5	\$1,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Street Level							
	Explanation : Protective Metal Grilles							
Metal Louvers	2%			2040	**	10	\$500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
COLUMBUS BRANCH LIBRARY
Asset # : 13327

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior	Parapets								
	Masonry: Brick	15%	Now	\$11,700	LIFE	**	5	\$200	1
				<i>Cracking/Crumbling, Extent : Severe, Area Affected : 90%</i>					
				<i>Location : Parapet Wall</i>					
				<i>Diagonal Cracks, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : Street Facade Interior Wall</i>					
				<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>					
				<i>Location : Parapet Walls</i>					
				<i>Spalling, Extent : Severe, Area Affected : 80%</i>					
				<i>Location : Throughout</i>					
				<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
				<i>Location : 50 Interior Face Of Parapet. 10th Avenue Facade</i>					
				<i>Explanation : Stucco Finish Crumbling</i>					
	Masonry: Brick	45%	Now	\$35,100	LIFE	**	5	\$600	1
				<i>Diagonal Cracks, Extent : Severe, Area Affected : 15%</i>					
				<i>Location : Interior Face Of Parapet</i>					
				<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>					
				<i>Location : Throughout</i>					
				<i>Loose Units, Extent : Severe, Area Affected : 15%</i>					
				<i>Location : Rear Facade</i>					
				<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : Throughout</i>					
				<i>Spalling, Extent : Severe, Area Affected : 50%</i>					
				<i>Location : Throughout</i>					
				<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>					
				<i>Location : Corners</i>					
	Masonry: Limestone	10%	Now	\$14,100	LIFE	**	5	\$200	1
				<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Coping</i>					
				<i>Caulking Deteriorated, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Coping</i>					
				<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>					
				<i>Location : Throughout</i>					
				<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
	Metal Panel	5%			2051	**	5	\$200	
	Metal: Cage/Fence	25%	Now	\$6,700	2051	**	5	\$1,000	1
				<i>Corrosion/Rusting, Extent : Severe, Area Affected : 25%</i>					
				<i>Location : Throughout</i>					
				<i>Deteriorated Finish, Extent : Severe, Area Affected : 35%</i>					
				<i>Location : Throughout</i>					

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	90%	2-4	\$15,600	2036	**			
Blisters, Extent : Light, Area Affected : 20%									
Location : Upper Roof									
Debris Present, Extent : Moderate, Area Affected : 15%									
Location : At Roof Drains									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
	Modified Bitumen	10%	Now	\$3,500	2031	\$17,300			1
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : At Roof Penetration. Lower Roof									
Interior									
Floors									
	Carpet	2%			2030	\$4,900	3	\$500	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
	Mosaic Tile	5%			2044	**	5	\$2,200	
	Marble Panels	3%	4+	\$2,100	LIFE	**	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairs To Roof									
	Slate	5%			LIFE	**	5	\$1,900	
	Vinyl Tile	80%			2036	**	3	\$5,300	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$1,300	
	Glass: Single Pane	5%			LIFE	**	5	\$1,900	
	Gypsum Board	25%			LIFE	**	5-10	\$11,000	
	Plaster	65%			LIFE	**	5-10	\$14,300	
Ceilings									
	AcousTileSusp.Lay-In	20%	Now	\$1,500	2044	**	5	\$1,700	
Staining/Discoloring, Extent : Severe, Area Affected : 2%									
Location : 3rd Floor Office									
	Exposed Concrete	20%			LIFE	**	5-10	\$4,300	
	Fiber Board	10%			2036	**			
	Gypsum Board	20%			LIFE	**	5-10	\$11,800	
	Plaster	30%	Now	\$7,300	LIFE	**	5	\$3,200	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : 1st Floor Library Area At Rear									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 1st Floor Library And 3rd Floor Office									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	**			
Retaining Walls									
	Masonry: Brick	100%			2041	**			
Site Pavements									
On-Site Walkways									
	Cast in Place Concrete	100%			2044	**			

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

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

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%			2051	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2051	**	5	\$100	
	Raceway								
	Conduit	100%			2051	**	1		
	Panelboards								
	Fused Disc Sw	5%			2047	**	5		
	Molded Case Bkrs	95%			2047	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	100%			2044	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	55%			2036	**	10	\$5,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st And 2nd Floor							
	Fluorescent	5%			2036	**	10	\$500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement Stairway And Elevator Lobby							
	Fluorescent	40%			2036	**	10	\$4,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First And Second Floor Reading Area							
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$1,400	
	Exit, LED	50%			2059	**	1		
	Exterior Lighting								
	HID	20%			2036	**	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	10%			2036	**	1	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Surveillance Camera CCTV							
	Generic	10%			2036	**	1	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Area And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							

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

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

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2036

* *

1-3

\$1,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobes, Bell, Horn, Smoke Detector, Fire Alarm Panel And Pull Station Box*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Furnace

50%

2036

* *

1

\$2,900

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

Hot Water Boiler

50%

2044

* *

1

\$2,900

Distribution

Hot Wtr Piping/Pump

80%

2047

* *

4

\$700

Hot Wtr Piping/Pump

20%

0-2

\$3,700

2056

* *

4

\$100

*Controller Not Working, Extent : Moderate, Area Affected : 100%**Location : Throughout, Defective Thermostat And Heating Control Problem*

Terminal Devices

Convactor/Radiator

100%

2036

* *

1

\$3,700

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Interior Pkg Unit -

30%

2032

* *

2

\$200

Cooling

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 2 Units. R410a*

Ext Pkg Unit -

70%

2036

* *

2

\$500

Heating/Cooling

*R-22 Refrigerant, Extent : Moderate, Area Affected : 100%**Location : 3 Units*

Heat Rejection

Dry Cooler

100%

2036

* *

2

\$8,000

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$10,200

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

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

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								
	Roof	70%			2036	* *	2	\$300	
	Roof	30%	0-2	\$1,200	2036	* *	2	\$100	
	Malfunctioning, Extent : Moderate, Area Affected : 100%								
	Location : Roof. Bathroom Exhaust Fan Broken Belt								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2031	\$7,200	2	\$200	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	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 : One Unit								

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : COUNTEE CULLEN BRANCH LIBRARY
Address : 104 WEST 136TH ST. NEAR MALCOLM X BLVD.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0007.000 / 4221 **Yr Built/Renovated** : 1941 / 1990
Area Sq Ft : 23,345 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 29-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1M,2,3
Block : 1920 **Lot** : 26 **BIN** : 1058275

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$918,800	\$36,900
Interior Architecture		\$203,900
Electrical	\$276,900	
Mechanical	\$193,400	\$39,300
Total	\$1,389,200	\$280,100
Importance Code A	\$1,072,100	\$36,900
Importance Code B	\$317,000	\$95,600
Importance Code C		\$147,600
Total	\$1,389,200	\$280,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$41,700			
Interior Architecture	\$47,300		\$800	\$15,800
Electrical	\$43,600	\$500	\$400	\$500
Mechanical	\$2,400	\$5,200	\$5,500	\$19,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$139,000	\$9,700	\$10,600	\$39,900
Importance Code A	\$41,700	\$2,300	\$2,300	\$2,300
Importance Code B	\$97,200	\$7,300	\$8,300	\$36,000
Importance Code C				\$1,600
Total	\$139,000	\$9,700	\$10,600	\$39,900



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

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	25%			LIFE	* *	5	\$8,900	
		Sidewalk Shed in Use, Extent : Severe, Area Affected : 100%							
		Location : Due To Loose And Delaminating Stones - Entry Facade							
	Masonry: Brick	65%	Now	\$150,700	LIFE	* *	5	\$23,100	
		Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Chimney							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East Facade, West Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : West Facade, East Facade							
	Pre-Cast Concrete	3%	Now	\$7,600	LIFE	* *	5	\$3,500	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Window Details - Street Facade - Above Main Entrance							
	Slate Panels	5%	Now	\$100,500	LIFE	* *	5	\$1,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 100%							
		Location : Window Sills - East, West, South Facades							
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Window Sills - East, West, South Facades							
		Spalling, Extent : Severe, Area Affected : 50%							
		Location : Window Sills - East, West, South Facades							
	Wood	2%	Now	\$40,300	2047	* *	5	\$1,800	1
		Dry Rot/Decay, Extent : Severe, Area Affected : 100%							
		Location : Trim At Windows - East, West, South Facades							
Windows									
	Aluminum	40%	Now	\$17,900	2043	* *	5	\$2,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Windows							
		Hardware Missing, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Windows							
	Steel	60%	0-2	\$333,900	2052	* *	5	\$36,900	1
		Corrosion/Rusting, Extent : Severe, Area Affected : 35%							
		Location : East Facade, West Facade							
		Deteriorated Finish, Extent : Severe, Area Affected : 100%							
		Location : East Facade, West Facade							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : East Facade, West Facade							

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$1,700	
	Masonry: Brick	25%	Now	\$13,900	LIFE	* *	5	\$1,100	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 25%							
		Location : Interior Face Of North Parapet							
		Misaligned/Bulging, Extent : Light, Area Affected : 20%							
		Location : North Parapet Wall							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Interior Face Of North Parapet							
	Masonry: Brick	63%	Now	\$52,400	LIFE	* *	5	\$2,800	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East And West Parapets							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : East And West Parapets							
		Worn/Eroded, Extent : Moderate, Area Affected : 35%							
		Location : East And West Parapets							
	Masonry: Limestone	2%	Now	\$2,000	LIFE	* *	5	\$100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping At Parapet Over Mezzanine							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Coping At Parapet Over Mezzanine							
	Metal Security Bars	2%	Now	\$3,500	2067	* *			1
		Corrosion/Rusting, Extent : Severe, Area Affected : 50%							
		Location : At Roof Over Mezzanine							
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%							
		Location : At Roof Over Mezzanine							
	Metal: Cage/Fence	3%	Now	\$600	2032	* *	5	\$400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : At West Parapet							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : At West Parapet							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	93%	Now	\$227,100	2037	**			1
		Blisters, Extent : Severe, Area Affected : 25%							
		Location : Over Third Floor							
		Debris Present, Extent : Severe, Area Affected : 25%							
		Location : Under Dunnage							
		Patching Evident, Extent : Light, Area Affected : 10%							
		Location : Throughout, 2011							
		Ponding, Extent : Moderate, Area Affected : 50%							
		Location : Over Third Floor							
		Seams Open/Split, Extent : Severe, Area Affected : 25%							
		Location : Over Third Floor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over 3rd Floor							
	Panel/Paver: Cer/Brk	5%	Now	\$10,200	2057	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Small Section Over Mezzanine							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Small Section Over Mezzanine							
		Vegetation Growth, Extent : Severe, Area Affected : 15%							
		Location : Mezzanine Roof							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Small Section Over Mezzanine							
	Skylight, Metal/Glass	2%			2037	**	10	\$1,100	
Interior									
Floors									
	Carpet	70%	4+	\$19,700	2026	\$394,200	3	\$42,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
	Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
	Ceramic Tile	5%			2036	**	5	\$2,000	
	Terrazzo	5%	0-2	\$10,300	LIFE	**	5	\$1,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stairs							
	Vinyl Tile	15%			2027	\$56,300	3	\$2,300	
Interior Walls									
	Ceramic Tile	3%			2030	\$95,300	5	\$3,200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$2,100	
	Gypsum Board	82%			LIFE	**	5	\$52,300	
	Plaster	10%			LIFE	**	5	\$3,200	
Ceilings									
	AcousTileSusp.Lay-In	85%			2032	**	5	\$34,600	
	Gypsum Board	10%			LIFE	**	5	\$5,100	
	Plaster	5%			LIFE	**	5	\$1,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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									
Raceway									
	Conduit	90%			2027	\$30,600	1		
	Conduit	10%			2047	* *	1		
Panelboards									
	Fused Disc Sw	5%			2026	\$1,200	5		
	Molded Case Bkrs	75%			2026	\$18,200	5	\$500	
	Molded Case Bkrs	20%			2026	\$4,900	5	\$100	
Wiring									
	Thermoplastic	80%			2027	\$24,000	1		
	Thermoplastic	20%			2047	* *	1		
Motor Controllers									
	Locally Mounted	60%			2025	\$29,500	5	\$100	
	Locally Mounted	40%			2040	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	30%			2032	* *	10	\$6,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Using T-8 Lamps									
	Fluorescent	10%			2032	* *	10	\$2,100	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	60%			2022	\$152,000	10	\$12,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Using T-12 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2022	\$17,100	10	\$2,800	
	Exit, Service	50%			2022	\$1,800	1		
Exterior Lighting									
	HID	100%			2022	\$95,500	10	\$100	
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2035	* *	1	\$1,700	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2032	* *	1-3	\$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.

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

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								
	Steam Boiler	100%	Now	\$153,300	2047	**	1	\$20,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 4 Units - Inadequate Heat Output							
	Distribution								
	Central Plant Steam Piping/Pmp	100%	Now	\$40,100	2037	**	4	\$1,200	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Traps And Condensate Return Lines							
	Terminal Devices								
	Air Handler	40%			2035	**	1	\$5,800	
	Convactor/Radiator	60%			2040	**	1	\$4,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	35%			2035	**	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Refrigerant Type 410a							
	No Component	65%							
	Terminal Devices								
	Fan Coil - 2 Pipe	35%			2032	**	1	\$2,600	
	No Component	65%							
	Heat Rejection								
	Air Cooled Condenser Unit	35%			2035	**	2	\$5,700	
	No Component	65%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,000	
	Exhaust Fans								
	Roof	100%			2027	\$39,300	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2037	**	1		
	Galvanized Steel	80%			2032	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$14,400	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 4221

Mechanical		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)								
	Submersible	100%			2022	\$800	4	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1st, Mezzanine, 2nd, 3rd Floor							
		Explanation : One Unit							
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2047	* *	1-2	\$1,000	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : DONGAN HILLS BRANCH LIBRARY
Address : 1617 RICHMOND RD. @ LIBERTY AVE.
Borough : STATEN ISLAND **Agency's Number** : D01
Program / Asset # : NPL0D01.000 / 13328 **Yr Built/Renovated** : 1974 / 1999
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 07-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 883 **Lot** : 8 **BIN** : 5022895

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$55,400
Total		\$55,400
Importance Code B		\$55,400
Total		\$55,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$30,800		\$400	
Interior Architecture	\$6,700		\$8,400	\$500
Electrical	\$9,700	\$700	\$800	\$800
Mechanical	\$5,900	\$1,200	\$4,000	\$1,000
Site Enclosure	\$400			
Site Pavements	\$2,800			
Total	\$56,300	\$1,900	\$13,600	\$2,200
Importance Code A	\$31,200	\$400	\$700	\$400
Importance Code B	\$19,700	\$1,500	\$12,900	\$1,700
Importance Code C	\$5,400			\$200
Total	\$56,300	\$1,900	\$13,600	\$2,200



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

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

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%			LIFE	**	5	\$23,500	
	Panel: Limestone	20%			LIFE	**	5	\$4,400	
Windows									
	Aluminum	100%			2039	**	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Thermally Inefficient									
Parapets									
	Masonry: Limestone	10%			LIFE	**	5-10	\$900	
	Metal Panel	90%			2051	**	5	\$2,700	
Roof									
	Modified Bitumen	100%	0-2	\$15,800	2036	**			
Ponding, Extent : Light, Area Affected : 10%									
Location : At Front Of Building By Entrance									
Vegetation Growth, Extent : Moderate, Area Affected : 15%									
Location : North And West Elevations									
Soffits									
	Masonry: Limestone	100%			LIFE	**	5	\$400	
Interior									
Floors									
	Carpet	80%			2030	\$126,000	3	\$13,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
	Ceramic Tile	5%			2040	**	5	\$600	
	Vinyl Tile	10%			2036	**	3	\$400	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$300	
	Concrete Masonry Unit	95%			LIFE	**	5	\$5,100	
Ceilings									
	AcousTileConcealSpLn	25%	2-4	\$500	2036	**	5	\$1,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Back Office Areas									
	AcousTileSusp.Lay-In	65%			2044	**	5	\$7,400	
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,100	
	Gypsum Board	5%			LIFE	**	5-10	\$2,000	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	100%			2041	**			
Free Standing Walls									
	Masonry: Brick	100%			2041	**			
Retaining Walls									
	Cast in Place Concrete	100%	2-4	\$400	2051	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : North Perimeter Wall									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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%			2036		**			
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Parking/Driveway

Asphalt	70%	Now	\$2,800	2046		**			
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Broken/Missing Elements, Extent : Moderate, Area Affected : 50%
Location : Driveway On South Side Of Building
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%
Location : Driveway On South Side Of Building

Cast in Place Concrete	30%			2036		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031		\$1,600	5	\$200	
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Switchgear / Switchboard

Molded Case Bkrs	100%			2031		\$35,000	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 400 Ampere Main Service Molded Case Circuit Breaker In The Switchboard.*

Raceway

Conduit	75%			2031		\$25,500	1		
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Conduit	25%			2051		**	1		
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Panelboards

Molded Case Bkrs	25%			2047		**	5	\$100	
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Molded Case Bkrs	75%			2030		\$12,100	5	\$100	
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Wiring

Thermoplastic	95%			2041		**	1		
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Thermoplastic	5%			2051		**	1		
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Motor Controllers

Locally Mounted	20%			2036		**	5		
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Variable Frequency Drive	80%			2048		**			
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	25%			2026		\$20,300	10	\$1,700	
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : First Floor*

Fluorescent	75%			2036		**	10	\$5,200	
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*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**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.

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

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

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

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

Lighting

Egress Lighting

Exit, Service

100%

2031

\$1,200

1

Exterior Lighting

HID

50%

2031

\$15,300

10

LED

50%

2039

* *

Alarm

Security System

Generic

100% Now

\$7,400

2041

* *

1

\$2,500

*Malfunctioning, Extent : Moderate, Area Affected : 20%**Location : Throughout The Building*

Fire/Smoke Detection

Generic, Digital

100%

2036

* *

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%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2036

* *

1

\$3,700

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$600

Terminal Devices

Convactor/Radiator

50%

2044

* *

1

\$1,200

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : See Air-conditioning Section For Split Unit***Air Conditioning**

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Split Unit

100%

2036

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : Air Cooled Condensing Unit Is Located On Roof And Is Associated With An Indoor Air Handler. See Terminal Devices.*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$12,200

Terminal Devices

Air Handler/Cool/Ht

100%

2036

* *

1

\$4,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : 1st Floor Mechanical Room**Explanation : Indoor Air Handler Utilizes Hot Water For Heating And Refrigerant For Cooling. Air Handler Associated With Outdoor Condensing Unit.***Ventilation***Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.**Estimates are rounded to the nearest hundred dollars.**Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.**** Replacement cost estimated to be beyond ten years is not included in this report.*

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

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	\$6,600	
	Exhaust Fans								
	Roof	100%			2036	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2036	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$4,600	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Boiler Room							
		Explanation : 40 Gallon Water Heater							
	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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : EASTCHESTER BRANCH LIBRARY
Address : 1385 EAST GUN HILL RD. @DEWITT PL.
Borough : BRONX **Agency's Number** : E01
Program / Asset # : NPL0E01.000 / 13329 **Yr Built/Renovated** : 1982 / 2007
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 16-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4762 **Lot** : 22 **BIN** : 2061767

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$112,300
Total		\$112,300
Importance Code B		\$112,300
Total		\$112,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$22,100		\$1,200	
Interior Architecture	\$5,800	\$1,000	\$800	\$400
Electrical	\$300	\$200	\$300	\$300
Mechanical	\$900	\$1,000	\$900	\$900
Total	\$29,100	\$2,300	\$3,200	\$1,500
Importance Code A	\$22,400	\$400	\$1,600	\$400
Importance Code B	\$4,300	\$1,900	\$1,600	\$1,000
Importance Code C	\$2,400			\$100
Total	\$29,100	\$2,300	\$3,200	\$1,500



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

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

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 Cavity	95%			LIFE	**	5	\$29,600	
	Masonry: Limestone	5%			LIFE	**	5	\$1,200	
Windows									
	Aluminum	100%			2047	**	5	\$1,000	
Parapets									
	Masonry: Brick	65%			LIFE	**	5-10	\$5,900	
	Masonry: Limestone	15%	Now	\$1,100	LIFE	**	5	\$200	
Caulking Deteriorated, Extent : Severe, Area Affected : 100%									
Location : Limestone Coping Joints Failing									
	Metal: Cage/Fence	20%			2044	**	5-10	\$2,000	
Roof									
	Modified Bitumen	100%			2036	**	10	\$21,000	
Interior									
Floors									
	Carpet	15%			2030	\$23,200	3	\$2,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
	Ceramic Tile	5%			2040	**	5	\$600	
	Vinyl Tile	75%			2041	**	3	\$3,100	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$300	
	Concrete Masonry Unit	85%			LIFE	**	5	\$3,900	
	Glass: Single Pane	10%			LIFE	**	5	\$900	
Ceilings									
	AcousTileSusp.Lay-In	90%			2036	**	5	\$10,100	
Staining/Discoloring, Extent : Light, Area Affected : 10%									
Location : Library Area									
	Exposed Struc: Steel	10%			LIFE	**	10	\$2,200	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	100%			2031	\$1,600	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
	Fused Disc Sw	100%			2031	\$35,000	5		
Raceway									
	Conduit	90%			2031	\$30,600	1		
	Conduit	10%			2051	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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%			2030	\$800	5		
	Molded Case Bkrs	30%			2047	* *	5	\$100	
	Molded Case Bkrs	65%			2030	\$10,500	5	\$100	
Wiring									
	Thermoplastic	70%			2031	\$21,000	1		
	Thermoplastic	30%			2051	* *	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$16,400	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	90%			2031	\$73,200	10	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	5%			2031	\$4,100	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Meeting Room							
	Incandescent	5%			2026	\$4,100	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Childrens Reading Room							
		Explanation : Chandeliers							
Egress Lighting									
	Emergency, Battery	50%			2031	\$5,500	10	\$900	
	Exit, Service	50%			2031	\$600	1		
Exterior Lighting									
	HID	100%			2031	\$30,700	10		
Alarm									
Security System									
	No Component	80%							
	Generic	10%			2036	* *	1	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : Surveillance Camera CCTV							
	Generic	10%			2026	\$2,500	1	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Area And Exit Doors							
		Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Horn, Bell, Panelboard And Pull Box Station							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$3,700	
Distribution								
Hot Wtr Piping/Pump	100%			2047	**	4	\$600	
Terminal Devices								
Air Handler	100%			2036	**	1	\$4,600	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Under Construction	100%							
Distribution								
Under Construction	100%							
Terminal Devices								
Under Construction	100%							
Heat Rejection								
Under Construction	100%							
Ventilation								
Distribution								
Under Construction	100%							
Exhaust Fans								
Roof	100%			2036	**	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2029	\$4,600	2	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One 40 Gallon Water Heater								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	95%							
Generic	5%			2036	**	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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : EDENWALD BRANCH LIBRARY
Address : 1255 EAST 233RD ST. @DE REIMER AVE.
Borough : BRONX **Agency's Number** : E02
Program / Asset # : NPL0E02.000 / 13330 **Yr Built/Renovated** : 1973 /
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 31-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4956 **Lot** : 1 **BIN** : 2066596

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$312,200	
Electrical		\$35,000
Mechanical		\$94,900
Total	\$312,200	\$129,900
Importance Code A	\$312,200	
Importance Code B		\$129,900
Total	\$312,200	\$129,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$21,600			
Interior Architecture	\$13,100	\$4,800	\$900	\$100
Electrical	\$300	\$200	\$300	\$300
Mechanical	\$6,000	\$2,300	\$4,100	\$2,100
Site Pavements	\$3,500			
Total	\$44,600	\$7,300	\$5,300	\$2,600
Importance Code A	\$22,000	\$400	\$400	\$400
Importance Code B	\$16,600	\$7,000	\$4,900	\$2,100
Importance Code C	\$6,000			\$100
Total	\$44,600	\$7,300	\$5,300	\$2,600



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

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

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 Cavity	70%	4+	\$7,500	LIFE	**	5	\$9,300	
		Vegetation Growth, Extent : Moderate, Area Affected : 2% Location : De Reimer Avenue Facade							
	Pre-Cast Concrete	30%			LIFE	**	5	\$25,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : All Facades Explanation : Pebble Finish							
Windows									
	Aluminum	100%			2047	**	5	\$1,300	
Parapets									
	Masonry: Brick Cavity	10%			LIFE	**	5-10	\$600	
	Metal Panel	90%			2051	**	5	\$2,900	
Roof									
	Modified Bitumen	100%	Now	\$312,200	2041	**			
		Alligatoring, Extent : Severe, Area Affected : 10% Location : Throughout Roof Blisters, Extent : Moderate, Area Affected : 25% Location : Throughout Seams Open/Split, Extent : Moderate, Area Affected : 15% Location : Throughout Water Penetration, Extent : Moderate, Area Affected : 10% Location : Over First Floor							
Interior									
Floors									
	Carpet	85%			2032	**	3	\$14,400	
	Mosaic Tile	5%			2044	**	5	\$1,400	
	Vinyl Tile	10%			2036	**	3	\$400	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$300	
	Concrete Masonry Unit	90%			LIFE	**	5	\$4,300	
	Gypsum Board	5%			LIFE	**	5-10	\$500	
Ceilings									
	AcousTileSusp.Lay-In	95%	4+	\$9,400	2044	**	5	\$5,400	
		Water Penetration, Extent : Light, Area Affected : 10% Location : Reading Area							
	Gypsum Board	5%			LIFE	**	5-10	\$1,900	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2-4 \$3,500 2044 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Ramp Railing At Rear Is Separated From Concrete Curb

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

Location : Rear Yard And Side Yard

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2031 \$1,600 5 \$200

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

Location : Electrical Room

Explanation : One 400 Amperes

Switchgear / Switchboard

Molded Case Bkrs 100% 2031 \$35,000 5 \$200

Raceway

Conduit 100% 2031 \$34,000 1

Panelboards

Molded Case Bkrs 100% 2030 \$16,200 5 \$200

Wiring

Thermoplastic 100% 2031 \$30,100 1

Motor Controllers

Locally Mounted 100% 2029 \$16,400 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$200

Lighting

Interior Lighting

Fluorescent 100% 2036 * * 10 \$6,900

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

Location : Throughout The Building

Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery 50% 2036 * * 10 \$900

Exit, Service 50% 2036 * * 1

Exterior Lighting

HID 20% 2026 \$6,100 10

No Component 80%

Alarm

Security System

No Component 70%

Generic 30% 2036 * * 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.*

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

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%

2036

* *

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%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$3,700

Distribution

Hot Wtr Piping/Pump

100%

2039

* *

4

\$600

Terminal Devices

Air Handler

50%

2031

\$53,500

1

\$2,300

Convactor/Radiator

45%

2044

* *

1

\$1,100

Unit Heater - Steam

5%

2036

* *

4

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Reciprocating

100%

2036

* *

1

\$3,500

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Roof. 2 Units*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$12,200

Terminal Devices

Air Handler/Dir

100%

2036

* *

1

Expansion

Heat Rejection

Dry Cooler

100%

2031

\$41,400

2

\$5,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,600

Exhaust Fans

Roof

100%

2036

* *

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2051

* *

1

Water Heater

Gas Fired

100%

2029

\$4,600

2

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Mechanical Room**Explanation : One 40 Gallon*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$202,800	\$207,400
Interior Architecture		\$78,300
Electrical		\$207,400
Total	\$202,800	\$493,100
Importance Code A	\$202,800	\$207,400
Importance Code B		\$285,700
Total	\$202,800	\$493,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$45,300			
Interior Architecture	\$52,800	\$1,100	\$208,700	\$1,100
Electrical	\$16,500	\$7,800	\$1,500	\$1,200
Mechanical	\$2,000	\$5,100	\$3,700	\$1,700
Site Pavements	\$2,800			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$123,300	\$18,000	\$217,800	\$7,900
Importance Code A	\$46,100	\$1,000	\$800	\$800
Importance Code B	\$49,800	\$16,900	\$217,000	\$7,100
Importance Code C	\$27,400			
Total	\$123,300	\$18,000	\$217,800	\$7,900



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

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

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%			LIFE	**	5	\$14,600	
	Glass Block	5%	Now	\$5,000	LIFE	**	5	\$1,200	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 1st Floor Reading Room									
	Masonry: Brick	60%	2-4	\$73,100	LIFE	**	5	\$22,400	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Main Entrance									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Main Entrance									
	Masonry: Granite	5%	2-4	\$24,300	LIFE	**	5	\$1,400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Window Openings At Base Of Building									
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%									
Location : Window Openings At Base Of Building									
	Masonry: Limestone	20%	2-4	\$88,200	LIFE	**	5	\$5,600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : 1st And 2nd Floor Window Headers And Sills									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Street Facade Throughout									
	Masonry: Sandstone	2%			LIFE	**	5	\$600	
	Metal Panel	3%	Now	\$1,700	2038	**	5	\$2,100	1
Seams Open/Split, Extent : Severe, Area Affected : 25%									
Location : Penthouse Walls									
Windows									
	Aluminum	95%			2036	**	5	\$3,600	
	Metal Louvers	5%			2031	\$6,200	10	\$1,200	
Parapets									
	Cast Stone/Terra Cotta	10%	4+	\$4,600	LIFE	**	5	\$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Street Facade									
Spalling, Extent : Moderate, Area Affected : 15%									
Location : Street Facade									
	Masonry: Brick	85%			LIFE	**	5	\$2,800	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	93%	Now	\$41,500	2028	\$207,400			
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							
		Debris Present, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							
		Drains Inad/Misposn, Extent : Moderate, Area Affected : 20%							
		Location : Lower Roof							
		Ponding, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Upper And Lower Roofs							
	Skylight, Metal/Glass	2%			2038	* *	10	\$1,000	
	Sloped Glazing	5%	Now	\$9,600	LIFE	* *	5	\$10,100	
		Glazing Clouded, Extent : Moderate, Area Affected : 15%							
		Location : Entry Canopy							
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Entry Canopy							
		Explanation : No Ice Shields							
Interior									
Floors									
	Carpet	60%			2024	\$201,400	3	\$21,800	
	Vinyl Tile	35%	2-4	\$7,800	2028	\$78,300	3	\$3,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Staff Kitchen And Basement Storage							
	Wood	5%			2043	* *	5	\$2,300	
Interior Walls									
	Glass: Single Pane	5%			LIFE	* *	5	\$1,600	
	Gypsum Board	15%			LIFE	* *	5	\$3,800	
	Masonry: Brick	15%	Now	\$26,800	LIFE	* *			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Foundation Walls Adjacent To East 23rd Street							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Foundation Walls Adjacent To East 23rd Street							
	Plaster	62%			LIFE	* *	5	\$7,900	
	Wood	3%			LIFE	* *	5	\$5,100	

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	20%	0-2	\$8,500	2041	**	5	\$3,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Basement And 1st Floor Reading Area									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Basement And 1st Floor Reading Area									
	AcousTileSusp.Lay-In	10%			2041	**	5	\$2,400	
	Gypsum Board	5%			LIFE	**	5	\$1,500	
	Masonry:Vault Struct	5%	Now	\$9,600	LIFE	**			
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Sidewalk Vault									
	Plaster	55%			LIFE	**	5	\$8,300	
	Wood	5%			LIFE	**	5	\$10,600	
Site Enclosure									
Retaining Walls									
	Masonry: Brick	100%			2038	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	0-2	\$2,300	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Sidewalk Flags Proximate To Curb At Main Entrance									
On-Site Walkways									
	Cast in Place Concrete	100%	0-2	\$600	2041	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Rear Yard									
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2028	\$1,600	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : No Available Nameplate Rating Capacity									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2028	\$35,000	5	\$400	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : 1- Vertical Section									
Raceway									
	Conduit	100%			2028	\$34,000	1		
Panelboards									
	Fused Disc Sw	10%			2027	\$1,600	5		
	Molded Case Bkrs	90%			2027	\$14,600	5	\$400	

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

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	\$15,000	2053	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Thermoplastic	50%			2028	\$15,000	1		
Motor Controllers									
	Variable Frequency Drive	100%			2045	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	18%			2028	\$31,700	10	\$2,700	
Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	2%			2036	* *	10	\$300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Electrical And Boiler Room									
	Fluorescent	80%			2028	\$140,700	10	\$11,900	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$2,000	
	Exit, Service	50%			2036	* *	1		
Exterior Lighting									
	HID	5%			2023	\$3,300	10		
	Incandescent	5%			2023	\$2,800	2		
	No Component	90%							
Alarm									
Security System									
	No Component	50%							
	Generic	50%			2036	* *	1	\$3,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Areas And Hallways									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$10,000	
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

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

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%			2048	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 New Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	**	4	\$800	
	Terminal Devices								
	Air Handler	50%			2036	**	1	\$5,000	
	Convactor/Radiator	50%			2033	**	1	\$2,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	40%			2032	**	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1 In Basement, 1 In 3rd Floor Mechanical Room							
		Explanation : 2 New Package Units. R-410a							
	Exterior Pkg Unit - Cooling	45%			2036	**	2	\$400	
		Other Observation, Extent : Light, Area Affected : 45%							
		Location : 2nd Floor Roof							
		Explanation : 1 New Package Unit. R-410a							
	Split Unit	5%			2036	**			
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 1 New Unit. R-410a							
	Window/Wall Unit	10%			2023	\$3,400	1		
	Terminal Devices								
	Fan Coil - 2 Pipe	5%			2036	**	1	\$300	
	No Component	95%							
	Heat Rejection								
	Evaporative Condenser	5%			2036	**	2	\$600	
	No Component	95%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,000	
	Exhaust Fans								
	Interior	70%			2036	**	2	\$400	
	Roof	30%			2036	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Water Heater							
	Gas Fired	100%		2027	\$10,000	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 3rd Floor							
	Explanation : One Unit							
Fire Suppression								
	Sprinkler							
	No Component	92%						
	Generic	8%		2028	\$12,900	1-2	\$400	

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,154,200	\$197,100
Interior Architecture	\$648,800	
Electrical	\$166,100	\$67,900
Mechanical	\$212,000	\$70,000
Total	\$2,181,100	\$335,000
Importance Code A	\$1,272,700	\$197,100
Importance Code B	\$678,200	\$137,900
Importance Code C	\$230,200	
Total	\$2,181,100	\$335,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$46,900			
Interior Architecture	\$21,000	\$700	\$15,700	\$1,900
Electrical	\$23,100	\$24,400	\$700	\$700
Mechanical	\$93,100	\$34,900	\$3,200	\$1,600
Site Enclosure	\$1,300			
Site Pavements	\$19,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$209,000	\$63,900	\$23,500	\$8,200
Importance Code A	\$69,400	\$700	\$700	\$700
Importance Code B	\$136,800	\$63,200	\$22,700	\$7,500
Importance Code C	\$2,800			
Total	\$209,000	\$63,900	\$23,500	\$8,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	57%	Now	\$409,400	LIFE	* *	5	\$31,300	
		Diagonal Cracks, Extent : Moderate, Area Affected : 40%							
		Location : Chimney							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : North And West Facades							
		Spalling, Extent : Severe, Area Affected : 30%							
		Location : North And West Facades - 2nd And3rd Stories							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : North And West Facades							
	Masonry: Granite	5%	Now	\$107,700	LIFE	* *	5	\$2,100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
	Masonry: Limestone	25%	Now	\$541,300	LIFE	* *	5	\$10,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
		Location : South Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
	Masonry: Sandstone	3%			LIFE	* *	5	\$1,200	
	Metal Panel	10%	Now	\$4,300	2028	\$42,800	5	\$10,300	
		Deformed/Dented, Extent : Moderate, Area Affected : 20%							
		Location : Penthouse - Custodial Apartment							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Penthouse - Custodial Apartment							
Windows									
	Metal Louvers	5%	Now	\$8,100	2043	* *			
		Deformed/Dented, Extent : Severe, Area Affected : 50%							
		Location : Louvers - All Facades							
	Wood	95%	Now	\$19,500	2044	* *	5	\$23,900	
		On Extended Life, Extent : Severe, Area Affected : 20%							
		Location : Protective Metal Grilles On North (Rear) Façade							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	83%	Now	\$49,400	LIFE	* *	5	\$2,000	1
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Interior Face									
Diagonal Cracks, Extent : Severe, Area Affected : 20%									
Location : Northwest Corner And At Dunage Supports									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Interior Face									
Spalling, Extent : Severe, Area Affected : 25%									
Location : All Parapet Walls									
	Masonry: Limestone	5%	0-2	\$1,400	LIFE	* *	5	\$200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : South Facing Parapet Wall - Street Facade									
	Masonry: Sandstone	2%	Now	\$500	LIFE	* *	5	\$100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Coping At First Floor Parapets									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : At First Floor Parapet									
Explanation : This Component Is Actually Bluestone									
	Metal: Cage/Fence	5%	4+	\$500	2033	* *	5	\$400	
Corrosion/Rusting, Extent : Moderate, Area Affected : 25%									
Location : East Facade									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : East Facade									
	Stucco Cement	5%	Now	\$700	2033	* *	5	\$200	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Coping At East, West And North Parapet Walls									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Explanation : Stucco Cement Has Been Applied To Existing Masonry Stone Coping									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Asphalt Shingle	15%	Now	\$7,200	2043		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Modified Bitumen	82%	Now	\$46,300	2028	\$154,300			1
		Drains Clogged, Extent : Severe, Area Affected : 30%							
		Location : Upper Roofs							
		Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 30%							
		Location : Upper Roofs							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 25%							
		Location : Upper Roofs							
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : At Capped Transom Windows Above Stairs							
	Sloped Glazing	3%	2-4	\$4,900	LIFE		**	5	\$5,100
		Loose/Miss Fasteners, Extent : Moderate, Area Affected : 20%							
		Location : Above Shaftway On Roof							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%	2-4	\$1,600	2024	\$15,700	3	\$1,700	
		Broken/Missing Elements, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$5,100	LIFE	**	5	\$5,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Stairs							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Stairs							
	Ceramic Tile	3%	2-4	\$14,300	2043	**	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Cork Tile	15%	Now	\$91,800	2058	**	5	\$1,500	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 2nd Floor							
	Quarry Tile	4%			2033	**	5	\$1,400	
	Vinyl Tile	13%	Now	\$27,200	2038	**	3	\$1,100	
		Broken/Missing Elements, Extent : Severe, Area Affected : 50%							
		Location : Third Floor, Basement							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Third Floor, Basement							
		Other Observation, Extent : Severe, Area Affected : 40%							
		Location : Basement							
		Explanation : 9x9 Tiles							
	Vinyl Tile	35%	2-4	\$73,100	2038	**	3	\$3,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 25%							
		Location : Throughout 1st Floor And Staff Areas							
		Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 1st Floor And Staff Areas							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout 1st Floor And Staff Areas							
	Wood	15%	Now	\$121,600	2068	**	5	\$3,200	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 25%							
		Location : Third Floor Apartment And Auditorium							
		Split/Cracked, Extent : Severe, Area Affected : 50%							
		Location : Third Floor Apartment And Auditorium							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Third Floor Apartment And Auditorium							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls	Ceramic Tile	3%	Now	\$51,400	2043	**	5	\$900	
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Brick	10%	Now	\$48,400	LIFE	**			
		Water Penetration, Extent : Severe, Area Affected : 15%							
		Location : Foundation Walls At Boiler Room							
	Plaster	20%	Now	\$99,600	LIFE	**	5	\$3,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 30%							
		Location : Third Floor Apartment, Auditorium, And Stairs							
		Loose/Delam Surface, Extent : Light, Area Affected : 25%							
	Location : Third Floor Apartment, Auditorium, And Stairs								
	Paint Peeling, Extent : Severe, Area Affected : 100%								
	Location : Third Floor Apartment, Auditorium, And Stairs								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Third Floor Apartment And Stairs								
Plaster		62%	Now	\$30,900	LIFE	**	5	\$10,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout								
Wood		5%			LIFE	**	5	\$11,500	
Ceilings									
Plaster		25%	Now	\$80,700	LIFE	**	5	\$3,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Third Floor Apartment And Auditorium							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 25%							
		Location : Third Floor Apartment And Auditorium							
		Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Third Floor Apartment And Auditorium								
Plaster		75%	4+	\$24,200	LIFE	**	5	\$10,600	
		Paint Peeling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : 2nd Floor And 1st Floor Extension								
Site Enclosure									
Fence/Gates									
Chain Link		100%	0-2	\$1,200	2028	\$5,800			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100%							
		Location : Rear Yard Fence							
Retaining Walls									
Cast in Place Concrete		100%	2-4	\$200	2048	**			
		Exposed Reinforcement, Extent : Moderate, Area Affected : 20%							
		Location : Rear Yard							

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

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

Site Pavements

Public Sidewalk

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

On-Site Walkways

Masonry: Granite	100%	0-2	\$1,700	LIFE		**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Entry Landing</i>									
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : Main Entry Landing</i>									

Activity Yard

Cast in Place Concrete	100%	Now	\$16,600	2048		**			
<i>Ponding, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Rear Yard</i>									
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Rear Yard</i>									
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>									
<i>Location : Rear Yard</i>									
<i>Explanation : Worn / Eroded, Vegetation Growth</i>									

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

Under 600 Volts

Service Equipment
Fused Disc Sw

	100%	2-4	\$22,500	2058		**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Switch Rated At 800 Amperes And On Extended Life</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$35,000		5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 1 Vertical Section</i>									

Raceway

Conduit	100%			2028	\$34,000		1		
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Panelboards

Fused Disc Sw	10%			2027	\$1,600		5		
Molded Case Bkrs	90%			2027	\$14,600		5	\$400	

Wiring

Thermoplastic	95%			2028	\$28,600		1		
Thermoplastic	5%			2048		**	1		

Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200	
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Lighting

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	10%			2033	* *	10	\$1,400	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices							
	Fluorescent	70%			2023	\$115,100	10	\$9,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-12 Lamps							
	Fluorescent	20%			2028	\$32,900	10	\$2,800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Reading Areas							
Egress Lighting									
	Emergency, Battery	50%			2028	\$11,100	10	\$1,800	
	Exit, Service	50%			2028	\$1,200	1		
Exterior Lighting									
	HID	20%			2023	\$12,400	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2033	* *	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection									
	No Component	70%							
	Generic, Analog	30%	0-2	\$51,000	2038	* *	1-3	\$2,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways And Stair Case Landings							
		Explanation : Obsolete 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								
	Natural Gas	100%			2038	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%	0-2	\$118,600	2048	* *	1	\$6,700	
		Obsolete Equipment, Extent : Severe, Area Affected : 100%							
		Location : Basement							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$1,200	2027	\$24,000	4	\$700	
		Corroded, Extent : Moderate, Area Affected : 5%							
		Location : Basement							

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

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	10%	Now	\$21,600	2038	**	1	\$800	
				Leak Evident, Extent : Moderate, Area Affected : 3%					
				Location : Basement Communication Room					
				Obsolete Equipment, Extent : Severe, Area Affected : 10%					
				Location : Basement					
	Convactor/Radiator	85%			2026	\$70,000	1	\$4,200	
	Unit Heater - Hot Water	5%			2023	\$2,900			
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	15%	Now	\$19,600	2038	**	1	\$900	
				Corroded, Extent : Moderate, Area Affected : 30%					
				Location : Roof					
				R-22 Refrigerant, Extent : Severe, Area Affected : 15%					
				Location : 1 Obsolete Unit, Roof					
	Exterior Pkg Unit - Cooling	75%	Now	\$93,400	2038	**	2	\$600	
				Corroded, Extent : Moderate, Area Affected : 30%					
				Location : Roof					
				R-22 Refrigerant, Extent : Severe, Area Affected : 100%					
				Location : 2 Obsolete Units, Roof					
	No Component	10%							
	Terminal Devices								
	Air Handler/Cool/Ht	15%	Now	\$23,300	2038	**	1	\$1,300	
				Obsolete Equipment, Extent : Severe, Area Affected : 15%					
				Location : Basement					
	No Component	85%							
	Heat Rejection								
	Air Cooled Condenser Unit	15%	Now	\$4,200	2038	**	2	\$1,300	
				Corroded, Extent : Severe, Area Affected : 15%					
				Location : 1 Obsolete Unit, Roof					
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,500	
	Exhaust Fans								
	Interior	15%			2023	\$8,200	2	\$100	
	Roof	85%			2023	\$21,700	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	70%			2038	**	1		
	Galvanized Steel	30%			2026	\$20,200	1		

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

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%	Now	\$9,400	2028	\$9,400	2	\$200	
On Extended Life, Extent : Severe, Area Affected : 100%									
Location : Basement									
Sanitary Piping									
	Cast Iron	100%	0-2	\$11,300	LIFE	* *	1		
Corroded, Extent : Moderate, Area Affected : 30%									
Location : Basement									
Storm Drain Piping									
	Cast Iron	100%	Now	\$1,600	LIFE	* *	1		
Leak Evident, Extent : Moderate, Area Affected : 10%									
Location : Drain In The Basement									
Sump Pump(s)									
	Submersible	100%	Now	\$500	2023	\$500	4	\$300	
Obsolete Equipment, Extent : Severe, Area Affected : 100%									
Location : Basement									
Fixtures									
	Generic	100%							
Obsolete Fixtures, Extent : Severe, Area Affected : 100%									
Location : Throughout									

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : FRANCIS MARTIN BRANCH LIBRARY
Address : 2150 UNIVERSITY AVE. @W. 181 ST.
Borough : BRONX **Agency's Number** : F02
Program / Asset # : NPL0F02.000 / 13333 **Yr Built/Renovated** : 1957 / 2008
Area Sq Ft : 17,130 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 17-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2,3
Block : 3211 **Lot** : 5 **BIN** : 2014579

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$221,200	\$72,200
Electrical		\$35,000
Mechanical		\$195,900
Site Pavements	\$43,900	
Total	\$265,100	\$303,100
Importance Code A	\$221,200	\$72,200
Importance Code B		\$230,900
Importance Code C	\$43,900	
Total	\$265,100	\$303,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$44,600	\$3,300		
Interior Architecture	\$66,000		\$7,000	\$2,100
Electrical	\$7,800	\$1,400	\$1,800	\$1,500
Mechanical	\$11,100	\$2,500	\$3,200	\$2,000
Site Enclosure	\$28,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$161,600	\$11,100	\$15,800	\$9,500
Importance Code A	\$45,400	\$4,100	\$800	\$800
Importance Code B	\$75,700	\$7,000	\$14,400	\$8,700
Importance Code C	\$40,500		\$600	
Total	\$161,600	\$11,100	\$15,800	\$9,500



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

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%	Now	\$103,100	LIFE	* *	5	\$31,500	
		Graffiti, Extent : Moderate, Area Affected : 2%							
		Location : Rear Elevation							
		Horizontal Cracks, Extent : Severe, Area Affected : 2%							
		Location : Rear Elevation At 3rd Floor Glass Block Window							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 2%							
		Location : Stair Bulkhead							
	Granite Panels	5%	Now	\$118,200	LIFE	* *	5	\$1,300	1
		Broken/Missing Elements, Extent : Moderate, Area Affected : 2%							
		Location : Cheek Wall Of Steps On Front Facade							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 100%							
		Location : Surround Panels At Doors On University Avenue, Cheek Wall							
		Misaligned/Bulging, Extent : Severe, Area Affected : 25%							
		Location : Surround Panels At Doors On University Avenue							
	Pre-Cast Concrete	3%	4+	\$700	LIFE	* *	5	\$3,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : Window Sills							
Windows									
	Aluminum	90%			2053	* *	5	\$6,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Protective Metal Grilles							
	Glass Block	10%	Now	\$800	LIFE	* *	5	\$500	
		Broken/Missing Elements, Extent : Severe, Area Affected : 2%							
		Location : Front Elevation On University Avenue							
Parapets									
	Masonry: Brick	80%	0-2	\$26,600	LIFE	* *	5	\$2,100	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Interior Parapet Face							
	Metal: Cage/Fence	10%			2036	* *	5-10	\$2,100	
	Pre-Cast Concrete	10%	0-2	\$2,100	LIFE	* *	5	\$1,700	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 50%							
		Location : Coping Stones							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							

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

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									
	Roll Roofing	100%	Now	\$14,400	2030	\$72,200	5	\$13,500	
Blisters, Extent : Moderate, Area Affected : 30%									
Location : Main Roof									
Patching Evident, Extent : Light, Area Affected : 15%									
Location : Main Roof									
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Various Locations At Roof Penetrations									
Soffits									
	Stucco Cement	100%			2036	**	5		
Interior									
Floors									
	Carpet	3%			2030	\$10,600	3	\$1,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$5,600	
	Ceramic Tile	5%			2044	**	5	\$1,300	
	Terrazzo	5%			LIFE	**	5	\$2,000	
	Vinyl Tile	60%	4+	\$14,200	2036	**	3	\$5,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor									
Uneven Substrate, Extent : Moderate, Area Affected : 15%									
Location : 1st Floor									
Worn/Eroded, Extent : Light, Area Affected : 15%									
Location : 2nd Floor									
	Vinyl Tile	17%			2039	**	3	\$1,600	
	Vinyl Tile 9" X 9"	5%			2026	\$15,300	3	\$600	
Interior Walls									
	Ceramic Tile	5%			2044	**	5	\$1,200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,900	
	Glazed Ceramic Panel	2%	Now	\$15,900	LIFE	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : At Sink And Under Window In Basement Storage Room									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : At Sink In Basement Storage Room									
	Gypsum Board	68%			LIFE	**	5-10	\$26,800	
	Plaster	15%			LIFE	**	5-10	\$3,000	
Ceilings									
	AcousTileConcealSpLn	30%			2044	**	5	\$9,600	
	Exposed Concrete	20%			LIFE	**	5-10	\$6,400	
	Gypsum Board	35%	Now	\$2,000	LIFE	**	5	\$11,200	
Water Penetration, Extent : Severe, Area Affected : 2%									
Location : 2nd Floor Window									
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : 2nd Floor									
Explanation : Suspended Rubber Membrane Ceiling Is Damaged									
	Plaster	15%			LIFE	**	5-10	\$6,600	
Site Enclosure									

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

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

100% 0-2 \$4,400 2051 * *

Corrosion/Rusting, Extent : Severe, Area Affected : 100%

Location : Rear Of Building

Impact Damage, Extent : Moderate, Area Affected : 10%

Location : Off Parking Lot

Retaining Walls

Cast in Place Concrete

50% 2-4 \$200 2051 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 2%

Location : Rear Elevation Below Fence

Masonry: Brick

50% Now \$23,600 2061 * *

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

Location : Ramp Retaining Wall On Front Elevation

Misaligned/Bulging, Extent : Severe, Area Affected : 40%

Location : Ramp Retaining Wall On Front Elevation

Site Pavements

On-Site Walkways

Cast in Place Concrete

100% Now \$43,900 2051 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 20%

Location : Rear Yard And Walkway At 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% 2031 \$1,600 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% 2031 \$35,000 5 \$500

Raceway

Conduit

70% 2051 * * 1

Conduit

30% 2031 \$10,200 1

Panelboards

Fused Disc Sw

5% 2047 * * 5

Molded Case Bkrs

60% 2047 * * 5 \$300

Molded Case Bkrs

35% 2030 \$5,700 5 \$200

Wiring

Braided Cloth

20% 2-4 \$6,000 2056 * * 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic

40% 2051 * * 1

Thermoplastic

40% 2031 \$12,000 1

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

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	75%			2029	\$24,600	5	\$100	
	Variable Frequency Drive	25%			2036	**			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	9%			2036	**	10	\$1,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Reading Area								
	Explanation : Compact Fluorescent Lights								
	Fluorescent	60%			2036	**	10	\$9,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Reading Area								
	Explanation : T-8 Lamps								
	Fluorescent	30%			2036	**	10	\$4,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Reading Area								
	Explanation : T-5 Lamps								
	Incandescent	1%			2026	\$1,900	2		
Egress Lighting									
	Emergency, Battery	50%			2039	**	10	\$2,100	
	Exit, LED	25%			2066	**	1		
	Exit, Service	25%			2039	**	1		
Exterior Lighting									
	Fluorescent	15%			2031	\$8,900	10	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Perimeter Of The Building								
	Explanation : Compact Fluorescent Lights								
	HID	15%			2026	\$10,500	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2039	**	1	\$4,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas								
	Explanation : CCTV Surveillance Camera								
Fire/Smoke Detection									
	Generic, Analog	100%			2039	**	1-3	\$10,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns								

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Energy Source	Natural Gas	100%			2051	**	1		
Conversion Equipment	Hot Water Boiler	100%			2044	**	1	\$8,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Boiler Room									
Explanation : 1 Unit									
Distribution	Hot Wtr Piping/Pump	100%			2047	**	4	\$1,300	
Terminal Devices	Air Handler	10%			2031	\$24,400	1	\$1,100	
	Convactor/Radiator	90%	Now	\$4,200	2036	**	1	\$4,500	
Not in Service, Extent : Severe, Area Affected : 10%									
Location : Staff Lounge And Librarian Office									
Air Conditioning									
Energy Source	Electricity	100%			2047	**	1		
Conversion Equipment	Reciprocating Compr/Chiller	10%			2036	**	1	\$800	
	Ext Pkg Unit - Heating/Cooling	90%			2026	\$195,900	2	\$900	
R-22 Refrigerant, Extent : Moderate, Area Affected : 100%									
Location : Roof									
Terminal Devices	Air Handler/Cool/Ht	10%			2031	\$19,500	1	\$1,100	
	No Component	90%							
Heat Rejection	Dry Cooler	10%			2031	\$9,500	2	\$1,200	
	No Component	90%							
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,100	
Exhaust Fans	Interior	10%			2031	\$6,200	2	\$100	
	Roof	90%			2031	\$26,000	2	\$500	
Plumbing									
H/C Water Piping	Brass/Copper	30%			2051	**	1		
	Galvanized Steel	70%			2044	**	1		
Water Heater	Gas Fired	100%			2031	\$10,600	2	\$300	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Mechanical Room									
Sanitary Piping	Cast Iron	100%			LIFE	**	1		

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

Asset # : 13333

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$220,000	\$202,400
Interior Architecture	\$51,400	\$159,100
Electrical	\$10,400	\$28,200
Mechanical	\$153,600	\$94,800
Total	\$435,400	\$484,500
Importance Code A	\$220,000	\$202,400
Importance Code B	\$215,400	\$282,200
Total	\$435,400	\$484,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$18,900			
Interior Architecture	\$32,200	\$2,500	\$1,300	\$2,000
Electrical	\$11,700	\$23,100	\$500	\$500
Mechanical	\$43,200	\$27,600	\$4,300	\$1,900
Site Enclosure	\$1,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$111,600	\$57,200	\$10,000	\$8,300
Importance Code A	\$19,800	\$1,100	\$900	\$900
Importance Code B	\$81,100	\$56,100	\$9,100	\$7,400
Importance Code C	\$10,800			
Total	\$111,600	\$57,200	\$10,000	\$8,300



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

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

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	60%			LIFE	**	5	\$7,800	
	Masonry: Brick	10%			LIFE	**	5	\$1,300	
	Masonry: Limestone	7%	0-2	\$12,900	LIFE	**	5	\$700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : Decorative Banding And Archway - North / South Facades									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Decorative Banding And Archway - North / South Facades									
	Masonry: Marble	12%	Now	\$43,900	LIFE	**	5	\$1,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : South Facade - Base Of Building									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North And South Facades									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
	Pre-Cast Concrete	3%	Now	\$800	LIFE	**	5	\$1,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Base Of Building At Elevator Vestibule - North Facade									
	Slate Panels	3%			LIFE	**	5	\$300	
	Stucco Cement	5%	Now	\$400	2033	**	5	\$800	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 5%									
Location : East Facade									
Windows									
	Metal Louvers	5%			2031	\$3,600	10	\$600	
	Wood	20%	Now	\$18,200	2053	**	5	\$2,100	1
Dry Rot/Decay, Extent : Severe, Area Affected : 50%									
Location : Old Apartment - Penthouse									
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%									
Location : Old Apartment - Penthouse									
Split/Cracked, Extent : Severe, Area Affected : 50%									
Location : Old Apartment - Penthouse									
	Wood	25%			2036	**	5	\$5,100	
	Wood	50%	Now	\$45,400	2053	**	5	\$5,100	
Air Infiltration, Extent : Moderate, Area Affected : 50%									
Location : First And Second Floors									
Hardware Missing, Extent : Moderate, Area Affected : 30%									
Location : First And Second Floors									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : First And Second Floors									
Unit Inoperable, Extent : Moderate, Area Affected : 20%									
Location : First And Second 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.

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

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								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$600	
Masonry: Brick	60%			LIFE	**	5	\$900	
Masonry: Limestone	10%			LIFE	**	5	\$200	
Masonry: Marble	5%	Now	\$1,800	LIFE	**	5	\$100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Stepped Coping								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Stepped Coping								
No Component	20%							
Roof								
Modified Bitumen	85%	Now	\$60,700	2028	\$202,400			
Drains Clogged, Extent : Severe, Area Affected : 15%								
Location : Western Wall - Main Roof								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
Location : West Wall								
Ponding, Extent : Severe, Area Affected : 15%								
Location : Western Wall - Main Roof								
Water Penetration, Extent : Severe, Area Affected : 15%								
Location : Elevator Vestibule - First Floor, Main Stair First / Second Floors, Staff Lounge (2 Floor)								
Worn/Eroded, Extent : Moderate, Area Affected : 10%								
Location : Eastern First Floor Bump Out For Elevator Access								
Skylight, Metal/Glass	10%	Now	\$51,800	2038	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Over Main Stairs And Old Apartment								
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Over Main Stairs And Old Apartment								
Slate	5%	Now	\$3,000	LIFE	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : At Third Floor Dormers - Old Apartment								
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Third Floor Dormers - Old Apartment								
Interior								
Floors								
Carpet	10%			2027	\$39,800	3	\$4,000	
Cast in Place Concrete	10%			LIFE	**	5	\$5,800	
Ceramic Tile	5%			2037	**	5	\$1,300	
Vinyl Tile	60%			2028	\$159,100	3	\$8,000	
Wood	10%			2043	**	5	\$5,000	
Wood	5%	Now	\$51,400	2068	**	5	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%								
Location : Third Floor - Old Apartment								
Split/Cracked, Extent : Severe, Area Affected : 50%								
Location : Old Apartment								

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
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%			2037	**	5		\$900	
Gypsum Board	20%			LIFE	**	5		\$2,200	
Plaster	65%			LIFE	**	5		\$3,600	
Plaster	5%	Now		\$8,700	LIFE	**	5	\$300	

Cracking/Crumbling, Extent : Severe, Area Affected : 50%

Location : Old Apartment

Loose/Delam Surface, Extent : Severe, Area Affected : 50%

Location : Old Apartment

Wood	5%			LIFE	**	5		\$3,700	
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Ceilings

AcousTileSusp.Lay-In	5%			2041	**	5		\$1,300	
Gypsum Board	10%			LIFE	**	5		\$3,300	
Plaster	70%			LIFE	**	5		\$11,600	
Plaster	5%	Now		\$20,500	LIFE	**	5	\$800	

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

Location : Old Apartment

Loose/Delam Surface, Extent : Severe, Area Affected : 50%

Location : Old Apartment

Water Penetration, Extent : Moderate, Area Affected : 25%

Location : Old Apartment

Plaster	10%			LIFE	**	5		\$1,700	
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Site Enclosure

Fence/Gates

Iron Picket	100%	Now		\$1,700	2048	**			
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Broken/Missing Elements, Extent : Severe, Area Affected : 10%

Location : Basement Stair Enclosure - South Facade

Corrosion/Rusting, Extent : Moderate, Area Affected : 25%

Location : Basement Stair Enclosure - South Facade

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2041	**				
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Other Observation, Extent : Light, Area Affected : 100%

Location : East, West And South Facades

Explanation : Perimeter Walkways Are Responsibility Of Housing Complex

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%			2038	**	5		\$500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 800 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.*

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

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%			2038	**	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Vertical Sections							
	Raceway								
	Conduit	100%			2038	**	1		
	Panelboards								
	Fused Disc Sw	10%			2036	**	5		
	Molded Case Bkrs	90%			2036	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2038	**	1		
	Motor Controllers								
	Locally Mounted	50%			2026	\$17,800	5	\$100	
	Locally Mounted	50%			2033	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%	Now	\$11,200	LIFE	**	5	\$300	
		Other Observation, Extent : Severe, Area Affected : 100%							
		Location : Water Meter Room							
		Explanation : Unconnected Ckt Ground							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2023	\$10,400	10	\$800	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	90%			2033	**	10	\$14,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	5%			2028	\$10,400	10	\$800	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Staff Room							
	Egress Lighting								
	Emergency, Battery	50%			2028	\$14,100	10	\$2,100	
	Exit, LED	40%			2043	**	1		
	Exit, Service	10%			2028	\$300	1		
	Exterior Lighting								
	Incandescent	10%			2023	\$6,700	2		
	No Component	90%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2036	**	1	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways							
		Explanation : CCTV Surveillance Cameras							

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

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

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%			2038	* *	1		
Conversion Equipment	Hot Water Boiler	100%			2041	* *	1	\$8,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Unit					
Distribution	Hot Wtr Piping/Pump	100%	Now	\$3,000	2027	\$30,400	4	\$900	
				Corroded, Extent : Severe, Area Affected : 15%					
				Location : Control Valves And Circulating Pumps, Piping, Boiler Room					
				On Extended Life, Extent : Severe, Area Affected : 10%					
				Location : Control Valves And Circulating Pumps, Replacement Needed, Boiler Room					
Terminal Devices	Convactor/Radiator	100%	Now	\$20,900	2033	* *	1	\$5,100	
				Malfunctioning, Extent : Severe, Area Affected : 50%					
				Location : Various Locations					
Air Conditioning									
Energy Source	Electricity	100%			2036	* *	1		
Conversion Equipment	Reciprocating Compr/Chiller	40%	Now	\$66,300	2038	* *	1	\$3,000	
				Not Energy Efficient, Extent : Severe, Area Affected : 30%					
				Location : Replacement Needed. Basement					
				On Extended Life, Extent : Moderate, Area Affected : 40%					
				Location : Basement					
				R-22 Refrigerant, Extent : Light, Area Affected : 30%					
				Location : Roof					
Exterior Pkg Unit - Cooling		60%			2028	\$94,800	2	\$700	
				R-22 Refrigerant, Extent : Light, Area Affected : 60%					
				Location : Roof					
Distribution	CW & CHW Wtr Pipe/Pump	40%	Now	\$500	2028	\$9,500	4	\$400	
				Insul. Deteriorating, Extent : Severe, Area Affected : 30%					
				Location : Roof					
No Component		60%							
Terminal Devices	Air Handler/Dir Expansion	40%			2023	\$87,300	1		
No Component		60%							

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

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

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

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	40%	Now	\$15,700	2038	**	2	\$3,900	
Other Observation, Extent : Moderate, Area Affected : 40%									
Location : Roof									
Explanation : On Extended Life									
	No Component	60%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,900	
Exhaust Fans									
	Interior	20%			2023	\$13,900	2	\$100	
	Roof	20%			2028	\$6,500	2	\$100	
	No Component	60%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2038	**	1		
Water Heater									
	Gas Fired	100%			2023	\$11,900	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%	Now	\$2,000	LIFE	**	1		
Blockage /Clogged, Extent : Moderate, Area Affected : 5%									
Location : Roof									
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement, Ground Floor, 1 Floor, 1 Mez, 2 Floor, 2 Mez.									
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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$197,800	\$246,700
Interior Architecture	\$50,000	
Electrical	\$60,800	\$35,000
Mechanical		\$153,400
Total	\$308,500	\$435,100
Importance Code A	\$197,800	\$246,700
Importance Code B	\$110,800	\$188,400
Total	\$308,500	\$435,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$13,200			
Interior Architecture	\$39,300	\$7,300		\$500
Electrical	\$26,300	\$500	\$300	\$33,200
Mechanical	\$1,300	\$2,000	\$3,600	\$18,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$84,000	\$13,800	\$7,900	\$55,900
Importance Code A	\$14,300	\$900	\$900	\$900
Importance Code B	\$69,700	\$12,900	\$7,000	\$54,900
Importance Code C				
Total	\$84,000	\$13,800	\$7,900	\$55,900



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

NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

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	1%			LIFE	**	5	\$1,800	
	Masonry: Brick	99%	Now	\$74,800	LIFE	**	5	\$22,900	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Above Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 10%							
		Location : N. W. Corner And Over Main Entrance							
Windows									
	Aluminum	100%	Now	\$12,400	2043	**	5	\$2,400	
		Hardware Missing, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Protective Metal Grilles							
Parapets									
	Masonry: Brick	90%	Now	\$49,000	LIFE	**	5	\$3,900	
		Efflorescence, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
		Spalling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Vegetation Growth, Extent : Severe, Area Affected : 15%							
		Location : 173rd Street Facade							
	Pre-Cast Concrete	10%	4+	\$800	LIFE	**	5	\$2,700	
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Coping Stones							
Roof									
	Modified Bitumen	100%	Now	\$74,000	2027	\$246,700			
		Alligatoring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Blisters, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Drains Clogged, Extent : Severe, Area Affected : 15%							
		Location : Throughout							
		Ponding, Extent : Severe, Area Affected : 15%							
		Location : At Roof Drains							
		Seams Open/Split, Extent : Moderate, Area Affected : 25%							
		Location : At Roof Penetrations							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Third Floor							

Interior

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	45%			2026	\$173,900	3	\$18,900	
	Terrazzo	10%			LIFE	* *	5	\$2,200	
	Vinyl Tile	30%			2032	* *	3	\$3,100	
	Vinyl Tile 9" X 9"	15%	Now	\$5,000	2022	\$50,000	3	\$1,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Basement									
Interior Walls									
	Plaster	100%			LIFE	* *	5	\$11,400	
Ceilings									
	AcousTileSusp.Lay-In	70%	0-2	\$34,300	2040	* *	5	\$9,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%									
Location : Third Floor									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : At Stair Landing Opposite Main Desk									
	Plaster	30%			LIFE	* *	5	\$5,200	
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	50%			2027	\$800	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amperes Main Disconnect Switch									
	Molded Case Bkrs	50%			2027	\$800	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%			2027	\$35,000	5	\$500	
Raceway									
	Conduit	70%			2027	\$23,800	1		
	Conduit	30%			2047	* *	1		
Panelboards									
	Fused Disc Sw	5%			2026	\$800	5		
	Molded Case Bkrs	20%			2026	\$3,200	5	\$100	
	Molded Case Bkrs	75%			2043	* *	5	\$400	
Wiring									
	Braided Cloth	20%	2-4	\$6,000	2052	* *	1		
Insulation Aged, Extent : Light, Area Affected : 100%									
Location : Basement									
	Thermoplastic	60%			2027	\$18,000	1		
	Thermoplastic	20%			2047	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

Electrical		Current Repair		Future Replacement		Maintenance			
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%			2025	\$32,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2032	* *	10	\$900	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2022	\$60,800	10	\$5,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : T-12 Lamps							
	Fluorescent	65%			2032	* *	10	\$11,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
Egress Lighting									
	Emergency, Battery	50%			2032	* *	10	\$2,300	
	Exit, LED	30%			2055	* *	1		
	Exit, Service	20%			2032	* *	1		
Exterior Lighting									
	HID	100%			2032	* *	10	\$100	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	* *	1	\$1,400	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2037	* *	1-3	\$2,400	

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	60%			2037	* *	1		
	Interruptible Gas/Dual Fuel	40%			2047	* *	1		

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

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

Asset # : 13335

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	60%			2027	\$26,800	1	\$5,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit							
	Hot Water Boiler	40%			2032	**	1	\$3,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Ductwork/Diffusers	60%			LIFE	**	2-5	\$6,200	
	Hot Wtr Piping/Pump	40%			2043	**	4	\$600	
Terminal Devices									
	Convactor/Radiator	40%			2040	**	1	\$2,400	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2027	\$153,400	2	\$1,100	
		R-22 Refrigerant, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Under Construction							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,400	
	Exhaust Fans								
	Interior	80%			2032	**	2	\$500	
	Roof	20%			2027	\$6,300	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2032	**	1		
	Water Heater								
	Electric	100%			2025	\$16,700	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$1,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
GRAND CONCOURSE BRANCH LIBRARY
Asset # : 13335

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%			2032	* *	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd 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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : GREAT KILLS BRANCH LIBRARY
Address : 56 GIFFORDS LANE @MARGARET ST.
Borough : STATEN ISLAND **Agency's Number** : G03
Program / Asset # : NPL0G03.000 / 13336 **Yr Built/Renovated** : 1954 / 2005
Area Sq Ft : 4,987 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 5436 **Lot** : 19 **BIN** : 5070285

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$84,300	\$78,400
Electrical		\$54,100
Total	\$84,300	\$132,500
Importance Code A	\$84,300	\$78,400
Importance Code B		\$54,100
Total	\$84,300	\$132,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$68,700			
Interior Architecture	\$27,400		\$1,500	\$500
Electrical	\$600	\$500	\$600	\$500
Mechanical	\$29,500	\$900	\$2,700	\$900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$130,200	\$5,300	\$8,700	\$5,900
Importance Code A	\$68,900	\$200	\$200	\$200
Importance Code B	\$49,100	\$5,000	\$8,400	\$5,300
Importance Code C	\$12,100			\$300
Total	\$130,200	\$5,300	\$8,700	\$5,900



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

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

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%			LIFE	**	5	\$28,100	
	Masonry: Granite	5%	Now	\$5,600	LIFE	**	5	\$700	
		Vertical Cracks, Extent : Moderate, Area Affected : 2%							
		Location : Northwest Corner Of Building							
	Masonry: Limestone	5%			LIFE	**	5	\$1,300	
	Metal/Glass Curt Wall	10%	Now	\$15,100	LIFE	**	5	\$3,300	
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Main Entry							
Windows									
	Aluminum	100%	Now	\$84,300	2056	**	5	\$900	
		Air Infiltration, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Cttrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Weather Strip Missing, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Thermally Inefficient							
Parapets									
	Masonry: Brick	85%			LIFE	**	5-10	\$9,800	
	Masonry: Limestone	15%	Now	\$5,800	LIFE	**	5	\$300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Cornice							
Roof									
	Modified Bitumen	98%	Now	\$15,700	2031	\$78,400			
		Alligatoring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Skylight, Metal/Glass	2%	Now	\$3,500	2041	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Over Stair							
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Over Stair							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : Over Stair							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
	Ceramic Tile	5%			2040	**	5	\$400	
	Marble Panels	3%			LIFE	**	5	\$400	
	Vinyl Tile	87%			2036	**	3	\$2,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$700	
Fiberglass Panel	5%			LIFE	**	10	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Front Desk Areas								
Explanation : This Is Actually A High Pressure Laminate Composite Interior Wall Cladding								
Gypsum Board	75%			LIFE	**	5-10	\$17,200	
Marble Panels	5%			LIFE	**	10	\$300	
Plaster	10%	Now	\$600	LIFE	**	5	\$400	
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Bottom Of Basement Stair								
Ceilings								
AcousTileSusp.Lay-In	15%			2044	**	5	\$1,200	
Gypsum Board	75%			LIFE	**	5-10	\$21,000	
Plaster	10%			LIFE	**	5-10	\$1,400	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2041	**			
Iron Picket	15%			2051	**			
Retaining Walls								
Cast in Place Concrete	100%			2051	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	70%			2036	**			
Steel Plate	10%			LIFE	**	1		
Corrosion/Rusting, Extent : Light, Area Affected : 10%								
Location : Steel Canopy Above Stair								
Other Observation, Extent : Light, Area Affected : 100%								
Location : Rear Yard								
Explanation : This Is Actually A Steel Egress Stair								
Steel Grating	20%			2051	**	1		

Electrical		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2041	**	5			
Suspect Water Damage, Extent : Light, Area Affected : 100%									
Location : Electrical Meter In Basement									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Closet									
Explanation : 400 Ampere Service									

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

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

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									
	Transformers								
	Dry Type	100%			2044	* *	5		
	Raceway								
	Conduit	100%			2051	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2047	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2051	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2044	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2031	\$51,400	10	\$4,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2031	\$2,700	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Egress Lighting								
	Emergency, Battery	50%			2031	\$3,600	10	\$600	
	Exit, Battery	50%			2031	\$1,200	10	\$200	
	Exterior Lighting								
	Fluorescent	50%			2031	\$8,700	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Main Entrance							
	HID	50%			2031	\$10,200	10		
Alarm									
	Security System								
	Generic	50%			2036	* *	1	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System							
	Generic	50%			2031	\$8,200	1	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	Generic, Digital	100%			2036	* *	1-3	\$3,100	

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

Heating

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	**	1	\$2,500	
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$400	
	Terminal Devices								
	Air Handler	70%			2036	**	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : See Air-conditioning Section.							
		Explanation : Air Handler Provides Direct Expansion Cooling And Hot Water Heating.							
	Convactor/Radiator	30%			2044	**	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	80%			2031	\$32,800	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Rooftop Units. See Ductwork/diffuser For Damaged Outdoor Insulation.							
	Split Unit	20%			2031	\$21,600			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rear Of Building							
		Explanation : One Outdoor Condensing Unit. Piped To Indoor Air-handling Unit.							
	Distribution								
	Ductwork/Diffusers	100%	Now	\$27,200	LIFE	**	2	\$6,500	
		Insul. Deteriorating, Extent : Severe, Area Affected : 50%							
		Location : Roof							
	Terminal Devices								
	Air Handler/Cool/Ht	20%			2031	\$11,400	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Air Handler Piped To Outdoor Condensing Unit.							
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
	Exhaust Fans								
	Interior	20%			2031	\$3,600	2		
	Roof	80%			2036	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2029	\$3,100	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 65 Gallon Tank							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2025	\$200	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Elevator Pit							
		Explanation : Sump Pump Serves Water Discharged In Elevator Pit.							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
Fire Suppression									
	Sprinkler								
	No Component	50%							
	Generic	50%			2051	* *	1-2	\$700	

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical	\$108,200	\$35,000
Mechanical		\$353,300
Total	\$108,200	\$388,300
Importance Code B	\$108,200	\$388,300
Total	\$108,200	\$388,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,000			\$1,800
Interior Architecture	\$3,200	\$7,900		
Electrical	\$19,300	\$300	\$200	\$33,000
Mechanical	\$2,400	\$2,400	\$3,200	\$9,300
Total	\$26,900	\$10,600	\$3,400	\$44,100
Importance Code A	\$2,500	\$500	\$500	\$2,400
Importance Code B	\$21,100	\$10,000	\$2,900	\$41,700
Importance Code C	\$3,200			
Total	\$26,900	\$10,600	\$3,400	\$44,100



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

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

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

Staining/Discoloring, Extent : Light, Area Affected : 15%

Location : Street Facade

Windows

Aluminum	100%			2035	**	5		\$3,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Protective Metal Grilles

Roof

Cast in Place Concrete	5%	Now	\$300	LIFE	**				
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Awning Over Main Entrance

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

Location : Main Entrance

Explanation : Awning Actually Pre-cast Concrete Panels

Not Accessible

95%

Other Observation, Extent : Light, Area Affected : 0%

Location : Roof

Explanation : There Is No Interior Access To Roof, Outside Access By Ladder Only - No

Ladder Was Available For Access

Interior

Floors

Carpet	90%			2026		\$212,800	3	\$23,100	
Vinyl Tile	10%			2032	**		3	\$600	

Interior Walls

Concrete Masonry Unit	5%			LIFE	**	5		\$400	
Glass: Single Pane	5%			LIFE	**	5		\$800	
Plaster	90%	0-2	\$3,200	LIFE	**	5		\$5,600	

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

Location : At Structural Column Containing Roof Drain

Ceilings

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2027		\$1,600	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : One 800 Ampere Main Disconnect Switch

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

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

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

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

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%			2027	\$35,000	5	\$300	
	Raceway								
	Conduit	10%			2047	* *	1		
	Conduit	90%			2027	\$30,600	1		
	Panelboards								
	Fused Disc Sw	5%			2026	\$800	5		
	Molded Case Bkrs	10%			2043	* *	5		
	Molded Case Bkrs	85%			2026	\$13,800	5	\$200	
	Wiring								
	Braided Cloth	30%	2-4	\$9,000	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	10%			2047	* *	1		
	Thermoplastic	60%			2027	\$18,000	1		
	Motor Controllers								
	Locally Mounted	40%			2025	\$13,100	5		
	Locally Mounted	60%			2025	\$19,600	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2032	* *	10	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Childrens Room							
		Explanation : Using T-5 Lamps							
	Fluorescent	30%			2032	* *	10	\$3,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-5 Lamps							
	Fluorescent	55%			2022	\$64,200	10	\$5,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Using T-12 Lamps							
	Fluorescent	5%			2032	* *	10	\$500	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2027	\$7,900	10	\$1,300	
	Exit, Service	50%			2027	\$800	1		
	Exterior Lighting								
	HID	100%			2022	\$44,000	10		
Alarm									

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

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

80%

Generic

20%

2037

* *

1

\$800

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

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

Utility Steam

100%

2047

* *

1

Conversion Equipment

Heat Exchanger, Plate & Frame

100%

2036

* *

1

\$5,300

Distribution

Hot Wtr Piping/Pump

10%

2035

* *

4

\$100

Central Plant Steam

90%

2037

* *

4

\$500

Piping/Pmp

Terminal Devices

Air Handler

90%

2027

\$138,200

1

\$6,000

Convactor/Radiator

10%

2040

* *

1

\$400

Air Conditioning

Energy Source

Electricity

100%

2035

* *

1

Conversion Equipment

Reciprocating Compr/Chiller

100%

2027

\$92,700

1

\$5,000

Terminal Devices

Air Handler/Cool/Ht

100%

2027

\$122,500

1

\$6,700

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,000

Exhaust Fans

Interior

100%

2032

* *

2

\$300

Plumbing

H/C Water Piping

Galvanized Steel

100%

2032

* *

1

Water Heater

Gas Fired

100%

2025

\$6,700

2

\$200

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

Asset # : 13337

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

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : HAMILTON GRANGE BRANCH LIBRARY
Address : 503 WEST 145TH ST. NEAR AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0010.000 / 4224 **Yr Built/Renovated** : 1907 / 2004
Area Sq Ft : 23,520 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2077 **Lot** : 26 **BIN** : 1061938

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$329,000	
Interior Architecture	\$174,700	\$216,100
Electrical	\$110,800	\$102,300
Mechanical	\$457,300	\$40,400
Site Pavements		\$49,800
Total	\$1,071,700	\$408,600
Importance Code A	\$329,000	
Importance Code B	\$705,600	\$358,800
Importance Code C	\$37,100	\$49,800
Total	\$1,071,700	\$408,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$20,000	\$300		
Interior Architecture	\$55,900	\$200		\$6,600
Electrical	\$2,100	\$26,800	\$2,700	\$2,000
Mechanical	\$58,800	\$63,200	\$6,100	\$2,900
Site Enclosure	\$1,500			
Site Pavements	\$5,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$147,900	\$94,500	\$12,700	\$15,400
Importance Code A	\$21,200	\$1,500	\$1,200	\$1,200
Importance Code B	\$108,800	\$92,900	\$11,500	\$14,300
Importance Code C	\$17,900			
Total	\$147,900	\$94,500	\$12,700	\$15,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%	Now	\$80,700	LIFE	* *	5	\$11,400	
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : East Facade, West Facade, North Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : East Facade, West Facade, North Facade							
	Masonry: Granite	5%	4+	\$12,400	LIFE	* *	5	\$700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Base Of Building - Street Facade							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Base Of Building - Street Facade							
	Masonry: Limestone	25%			LIFE	* *	5	\$3,300	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : South (Street) Façade							
		Explanation : Sidewalk Shed Present							
	Metal Panel	5%	4+	\$700	2038	* *	5	\$1,600	
		Deformed/Dented, Extent : Moderate, Area Affected : 15%							
		Location : Dormers Facing South							
Windows									
	Metal Louvers	5%	Now	\$6,800	2043	* *			
		Deformed/Dented, Extent : Moderate, Area Affected : 50%							
		Location : Vents At Grade - South Facade							
	Wood	95%	Now	\$163,900	2053	* *	5	\$18,500	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facing Windows							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facing Windows							
		Glazing Clouded, Extent : Moderate, Area Affected : 75%							
		Location : Damaged Lexan Panes Throughout							
		Hardware Missing, Extent : Moderate, Area Affected : 10%							
		Location : North Facing Windows							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facing Windows							
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : North And South Facing Windows							

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets									
	Masonry: Brick	65%	Now	\$41,500	LIFE	**	5	\$2,000	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>									
<i>Location : East Facade, West Facade, North Facade</i>									
<i>Spalling, Extent : Severe, Area Affected : 25%</i>									
<i>Location : East Facade, West Facade, North Facade</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>									
<i>Location : East Facade, West Facade, North Facade</i>									
	Masonry: Limestone	20%			LIFE	**	5	\$800	
	Metal Panel	5%			2038	**	5	\$600	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,000	
	Slate	5%			LIFE	**	5	\$200	
Roof									
	Modified Bitumen	85%			2036	**	10	\$15,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Roof</i>									
	Modified Bitumen	15%	2-4	\$42,900	2038	**			
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>									
<i>Location : 1st Floor Reading Area And Stacks</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout Lower Roof Atop Rear Addition</i>									

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$7,700	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Air Conditioning Room In Basement							
	Ceramic Tile	5%	4+	\$8,000	2031	\$40,100	5	\$900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : 1st, 2nd And Basement Bathrooms							
	Vinyl Tile	50%	4+	\$35,200	2028	\$176,000	3	\$6,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : 2nd Floor Reading Area							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Children Room							
		Uneven Substrate, Extent : Moderate, Area Affected : 20%							
		Location : 1st Floor Reading Area							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : 2nd Floor Reading Area And Children Room							
	Vinyl Tile	5%			2038	**	3	\$700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Community Room - Basement							
	Wood	25%	Now	\$34,100	2043	**	5	\$8,300	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations On 3rd Floor							
	Wood	5%	Now	\$68,300	2068	**	5	\$1,700	
		Dry Rot/Decay, Extent : Severe, Area Affected : 50%							
		Location : Old Apartment							
		Split/Cracked, Extent : Severe, Area Affected : 50%							
		Location : Old Apartment							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2041	**	5	\$1,100	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,400	
	Glass: Single Pane	2%			LIFE	**	5	\$500	
	Gypsum Board	60%			LIFE	**	5	\$12,900	
	Masonry: Brick	5%	Now	\$16,400	LIFE	**			
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Basement - Mechanical Areas									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Basement - Mechanical Areas									
	Plaster	10%	Now	\$33,700	LIFE	**	5	\$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 50%									
Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment									
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Mechanical Areas And Structural Columns In Basement And 3rd Floor Apartment									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Mechanical Areas And Structural Columns In Basement									
	Plaster	10%	4+	\$3,400	LIFE	**	5	\$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Various Locations Throughout									
Ceilings									
	AcousTileSusp.Lay-In	25%			2045	**	5	\$8,800	
	Glass: Susp Panels	10%			LIFE	**			
	Gypsum Board	20%	Now	\$4,200	LIFE	**	5	\$8,800	
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Biography Section - 1st Floor Reading Room (Rear Addition)									
	Plaster	40%			LIFE	**	5	\$8,800	
	Plaster	5%	Now	\$27,200	LIFE	**	5	\$1,100	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Old Apartment									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Old Apartment									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,500	2048	**			
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : At Main Entrance - Street Side Elevation									
Explanation : Granite Curbing Of Fence Is Stained And Has Eroded Joints									
Retaining Walls									
	Masonry: Brick	100%			2038	**			
Site Pavements									

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$5,700	2041	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : At Main Entrance To Building</i>									
<i>Tripping Hazard, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : At Main Entrance To Building</i>									

On-Site Walkways

Cast in Place Concrete	100%			2026		\$49,800			
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

Molded Case Bkrs	100%			2028		\$38,000	5		\$600
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									
<i>Explanation : 1- Vertical Section</i>									

Raceway

Conduit	30%			2028		\$11,100	1		
Conduit	70%			2048		* *	1		

Panelboards

Fused Disc Sw	5%			2044		* *	5		
Molded Case Bkrs	35%			2027		\$9,200	5		\$200
Molded Case Bkrs	60%			2044		* *	5		\$400

Wiring

Thermoplastic	40%			2028		\$13,000	1		
Thermoplastic	60%			2048		* *	1		

Motor Controllers

Locally Mounted	100%			2026		\$53,300	5		\$200
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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

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	30%			2033	* *	10	\$6,500	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
	Fluorescent	40%			2023	\$110,800	10	\$8,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas And Basement							
	Fluorescent	10%			2033	* *	10	\$2,200	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : 3rd Floor							
	Fluorescent	20%			2033	* *	10	\$4,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And 1st Floor Reading Area							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
	Emergency, Battery	50%			2033	* *	10	\$2,800	
	Exit, Service	50%			2033	* *	1		
Exterior Lighting									
	Fluorescent	10%			2028	\$8,900	10	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Front And Rear Only							
		Explanation : Compact Fluorescent Light Fixtures							
	No Component	90%							
Alarm									
Security System									
	No Component	20%							
	Generic	80%			2033	* *	1	\$7,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways And Basement							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	* *	1-3	\$14,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells, Strobe Lights, Manual Pull Station 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%			2048	* *	1		

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

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%			2041	**	1	\$11,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	100%	Now	\$800	2027	\$40,400	4	\$1,200	
		Corroded, Extent : Severe, Area Affected : 2%							
		Location : 1 Pump On Top Of The Boiler							
Terminal Devices									
	Convactor/Radiator	40%			2033	**	1	\$3,000	
	Fan Coil Unit/Heat	20%			2036	**	1	\$1,500	
	Fan Coil Unit/Heat	40%	0-2	\$155,200	2038	**	1	\$2,700	
		On Extended Life, Extent : Severe, Area Affected : 40%							
		Location : 3rd Fl. Fan Room							
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Reciprocating	40%	0-2	\$87,900	2038	**	1	\$3,900	
	Compr/Chiller								
		On Extended Life, Extent : Severe, Area Affected : 50%							
		Location : Basement And 3rd Floor							
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : Basement And 3rd Floor							
	Exterior Pkg Unit - Cooling	20%	0-2	\$42,000	2038	**	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 20%							
		Location : Lower Roof							
		Other Observation, Extent : Severe, Area Affected : 20%							
		Location : Lower Roof							
		Explanation : 1 Obsolete Unit							
	Exterior Pkg Unit - Cooling	30%			2036	**	2	\$400	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : 1 Unit, R-410a							
	Split Unit	5%			2033	**			
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 1 Unit, R-410a							
	Split Unit	5%	Now	\$27,600	2038	**			
		R-22 Refrigerant, Extent : Severe, Area Affected : 5%							
		Location : 1 Condemn Unit, Lower Roof							

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

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

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	40%	0-2	\$115,900	2038	**	1		
		On Extended Life, Extent : Severe, Area Affected : 40% Location : Basement And 3rd Floor							
	Fan Coil - 2 Pipe	5%			2033	**	1	\$400	
	Fan Coil - 2 Pipe	5%	0-2	\$24,600	2038	**	1	\$300	
		Other Observation, Extent : Severe, Area Affected : 5% Location : Basement Explanation : 1 Obsolete Unit							
	No Component	50%							
Heat Rejection									
	Air Cooled Condenser Unit	5%			2033	**	2	\$800	
	Air Cooled Condenser Unit	5%	0-2	\$2,600	2038	**	2	\$700	
		Other Observation, Extent : Severe, Area Affected : 5% Location : Lower Roof Explanation : 1 Condemn Unit							
	Dry Cooler	40%	Now	\$56,300	2038	**	2	\$5,200	
		Broken, Extent : Severe, Area Affected : 20% Location : Roof Other Observation, Extent : Severe, Area Affected : 40% Location : Roof Explanation : 3 Obsolete Units							
	No Component	50%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	15%			LIFE	**	2-5	\$2,000	
	Ductwork/Diffusers	85%			LIFE	**	2-5	\$11,100	
Exhaust Fans									
	Interior	25%			2023	\$23,000	2	\$200	
	Roof	50%			2023	\$21,500	2	\$400	
		Obsolete Equipment, Extent : Severe, Area Affected : 50% Location : Roof And Lower Roof							
	Roof	25%			2036	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
Water Heater									
	Gas Fired	100%			2023	\$15,800	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
HAMILTON GRANGE BRANCH LIBRARY
Asset # : 4224

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing	Sump Pump(s)							
	Submersible	100%		2022	\$900	4	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Fan Room</i>						
		<i>Explanation : 1 Unit</i>						
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%		LIFE		* *		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Lobby, 1st To 3rd Floor</i>						
		<i>Explanation : One Unit</i>						
Fire Suppression	Sprinkler							
	No Component	80%						
	Generic	20%		2038		* *	1-2	\$1,300

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$162,800	\$163,400
Interior Architecture		\$106,600
Mechanical		\$263,800
Total	\$162,800	\$533,700
Importance Code A	\$162,800	\$163,400
Importance Code B		\$370,300
Total	\$162,800	\$533,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$46,900		\$2,300	
Interior Architecture	\$78,800	\$4,500		\$1,400
Electrical	\$1,200	\$14,300	\$1,600	\$1,200
Mechanical	\$3,100	\$1,300	\$3,300	\$1,300
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$134,500	\$24,100	\$11,200	\$7,900
Importance Code A	\$47,500	\$700	\$3,000	\$600
Importance Code B	\$46,300	\$23,400	\$8,200	\$7,300
Importance Code C	\$40,700			
Total	\$134,500	\$24,100	\$11,200	\$7,900



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

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

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	57%	Now	\$162,800	LIFE	* *	5	\$24,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : At Wall Penetrations - Rear Facade							
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Wall Penetrations And Corners - Rear Facade							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Various Locations - Rear Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Rear Facade - Throughout							
	Masonry: Granite	5%			LIFE	* *	5	\$1,600	
	Masonry: Limestone	25%			LIFE	* *	5	\$8,200	
	Metal Panel	5%	Now	\$1,700	2038	* *	5	\$4,100	
		Seams Open/Split, Extent : Severe, Area Affected : 10%							
		Location : Facade Of Built Out Roof Over Community Room							
	Slate Panels	3%			LIFE	* *	5	\$1,000	
	Stucco Cement	5%			2041	* *	5	\$5,500	
Windows									
	Aluminum	98%			2044	* *	5	\$4,700	
	Wood	2%	Now	\$2,900	2053	* *	5	\$500	
		Split/Cracked, Extent : Moderate, Area Affected : 50%							
		Location : Bulkhead Window							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	* *	5	\$900	
	Masonry: Brick	75%	Now	\$33,700	LIFE	* *	5	\$1,800	
		Diagonal Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Corners Of Parapet Wall							
		Miss/Damaged Copings, Extent : Moderate, Area Affected : 25%							
		Location : Perimeter Of Flat Roof							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : At Flat Roof And Pitched Roof							
		Spalling, Extent : Moderate, Area Affected : 25%							
		Location : Exterior Parapet Wall - Rear Facade							
	Masonry: Limestone	5%	Now	\$2,700	LIFE	* *	5	\$200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Coping							
	Masonry: Limestone	10%	Now	\$4,100	LIFE	* *	5	\$300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Street Facade							
	Metal Security Bars	5%			2043	* *			
Roof									
	Asphalt Shingle	45%	Now	\$1,800	2037	* *			
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Auditorium							
	Modified Bitumen	50%			2028	\$78,200	10	\$5,300	
	Skylight, Metal/Glass	5%			2028	\$85,200	10	\$1,800	

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

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

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									
	Ceramic Tile	3%	Now	\$3,600	2037	**	5	\$300	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Bathrooms							
		Worn/Eroded, Extent : Moderate, Area Affected : 35%							
		Location : 3rd Floor Bathrooms							
	Marble Panels	5%			LIFE	**	5	\$700	
	Terrazzo	7%	2-4	\$3,400	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Main Reception Area / Entry Vestibule							
	Vinyl Tile	60%	0-2	\$21,300	2028	\$106,600	3	\$4,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : 3rd Floor Staff Areas, Basement, 2nd Floor Children Bathrooms							
	Wood	25%			2043	**	5	\$9,000	
		Deteriorated Finish, Extent : Light, Area Affected : 25%							
		Location : 3rd Floor Community Area							
Interior Walls									
	Ceramic Tile	3%	Now	\$9,400	2037	**	5	\$500	
		Worn/Eroded, Extent : Moderate, Area Affected : 30%							
		Location : 3rd Floor Bathrooms							
	Glass: Single Pane	5%			LIFE	**	5	\$1,300	
	Plaster	80%	Now	\$24,300	LIFE	**	5	\$8,400	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Third Floor Bathrooms And Community Room							
	Wood	12%	4+	\$6,300	LIFE	**	5	\$16,800	
		Deteriorated Finish, Extent : Light, Area Affected : 15%							
		Location : Various Locations - 1st And 2nd Floors							
Ceilings									
	Plaster	75%	Now	\$10,400	LIFE	**	5	\$9,100	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : 3rd Floor Restrooms And Community Room							
	Plaster	25%			LIFE	**	5	\$3,000	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2048	**			
	Free Standing Walls								
	Masonry: Brick	100%			2028				
	Retaining Walls								
	Cast in Place Concrete	100%			2048	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	**			

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

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

Site Pavements

On-Site Walkways

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

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

Location : Entry Ramp And Stairs

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 800 Amperes

Switchgear / Switchboard

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

Location : Electrical Room

Explanation : 2- Vertical Sections

Molded Case Bkrs	50%				2028	\$17,500		5	\$200
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 1- Vertical Section

Raceway

Conduit	20%				2028	\$6,800		1	
Conduit	80%				2048		**	1	

Panelboards

Fused Disc Sw	5%				2036		**	5	
Molded Case Bkrs	15%				2027	\$2,400		5	\$100
Molded Case Bkrs	80%				2044		**	5	\$300

Wiring

Thermoplastic	80%				2048		**	1	
Thermoplastic	20%				2028	\$6,000		1	

Motor Controllers

Locally Mounted	80%				2041		**	5	\$100
Locally Mounted	20%				2026	\$6,500		5	

Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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

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

90%

2033

* *

10

\$10,800

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

5%

2033

* *

10

\$600

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent

5%

2036

* *

10

\$600

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

Egress Lighting

Emergency, Battery

50%

2033

* *

10

\$1,600

Exit, Service

50%

2033

* *

1

Exterior Lighting

HID

10%

2028

\$5,300

10

No Component

90%

Alarm

Security System

Generic

100%

2033

* *

1

\$4,900

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

Fire/Smoke Detection

Generic, Digital

100%

2033

* *

1-3

\$8,100

*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%

2038

* *

1

*Other Observation, Extent : Severe, Area Affected : 1%**Location : Electrical Room**Explanation : Hazard Gas Meter Is Located Inside The Electrical Room*

Conversion Equipment

Hot Water Boiler

100%

2033

* *

1

\$6,500

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

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

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%	0-2	\$1,000	2027	\$20,700	4	\$600	
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Explanation : Defective Temperature Control System.									
Terminal Devices	Convactor/Radiator	100%			2026	\$70,900	1	\$4,200	
Air Conditioning									
Energy Source	Electricity	100%			2036	* *	1		
Conversion Equipment	Exterior Pkg Unit - Cooling	80%			2028	\$85,800	2	\$600	
R-22 Refrigerant, Extent : Light, Area Affected : 80%									
Location : 3 Units, Roof									
Split Unit		20%			2028	\$56,600			
R-22 Refrigerant, Extent : Light, Area Affected : 20%									
Location : 2 Units, 1 On Roof, 1 In Court Yard									
Terminal Devices	Fan Coil - 2 Pipe	20%			2028	\$50,400	1	\$800	
	No Component	80%							
Heat Rejection	Evaporative Condenser	20%			2028	\$8,200	2	\$1,800	
	No Component	80%							
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,300	
Exhaust Fans	Roof	100%			2028	\$22,000	2	\$400	
Plumbing									
H/C Water Piping	Brass/Copper	100%			2038	* *	1		
Water Heater	Gas Fired	100%			2028	\$8,100	2	\$200	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Basement									
Sanitary Piping	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)	Electric	100%			2028	\$3,800	4	\$500	
Fixtures	Generic	100%							
Vertical Transport									

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
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 3rd Floor									
Explanation : 1 Unit									
Fire Suppression									
Sprinkler									
	No Component	40%							
	Generic	60%			2038		* *	1-2	\$2,200

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : HIGH BRIDGE BRANCH LIBRARY
Address : 78 WEST 168TH ST. @WOODYCREST AVE.
Borough : BRONX **Agency's Number** : H03
Program / Asset # : NPL0H03.000 / 13339 **Yr Built/Renovated** : 1976 / 2008
Area Sq Ft : 8,352 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 11-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2510 **Lot** : 27 **BIN** : 2003163

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$44,400	\$226,100
Total	\$44,400	\$226,100
Importance Code A	\$44,400	\$226,100
Total	\$44,400	\$226,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$41,200			
Interior Architecture	\$14,300		\$6,000	\$100
Electrical	\$900	\$700	\$900	\$700
Mechanical	\$9,200	\$800	\$4,100	\$600
Site Enclosure	\$4,700	\$200		
Site Pavements	\$11,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$86,300	\$5,600	\$14,900	\$5,300
Importance Code A	\$41,700	\$400	\$400	\$400
Importance Code B	\$29,100	\$5,000	\$14,200	\$4,900
Importance Code C	\$15,500	\$200	\$300	
Total	\$86,300	\$5,600	\$14,900	\$5,300



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	2%	4+	\$1,000	LIFE	**	5	\$1,600	
	Staining/Discoloring, Extent : Moderate, Area Affected : 60%								
	Location : East Facade								
	Vegetation Growth, Extent : Light, Area Affected : 10%								
	Location : East Facade								
	Cast Stone/Terra Cotta	2%	2-4	\$9,700	LIFE	**	5	\$2,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Window Sills								
	Staining/Discoloring, Extent : Severe, Area Affected : 20%								
	Location : East Window Sills								
	Concrete Masonry Unit	63%	2-4	\$44,400	LIFE	**	5	\$6,200	
	Efflorescence, Extent : Moderate, Area Affected : 10%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%								
	Location : Base Perimeter Througout								
	Stucco Cement	3%	Now	\$1,500	2036	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : East Facade								
	Vertical Cracks, Extent : Severe, Area Affected : 5%								
	Location : Roof East And South Facade								
	Window Wall	30%	Now	\$4,900	2051	**	5	\$8,900	
	Weather Strip Missing, Extent : Severe, Area Affected : 2%								
	Location : North West Corner Of Window Wall								
Windows									
	Aluminum	100%			2047	**	5	\$900	
Parapets									
	Concrete Masonry Unit	5%	2-4	\$300	LIFE	**	5	\$100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Main Roof Stucco Portion Of Parapet								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main Roof								
	Explanation : Stucco Over Concrete Masonry Units								
	Metal Panel	15%			2057	**	5	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Main And Lower Roof								
	Explanation : Aluminum Metal Copings								
	No Component	80%							

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Estimates are rounded to the nearest hundred dollars.

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

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

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	97%	2-4	\$22,600	2031	\$226,100			
		Alligatoring, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Patching Evident, Extent : Moderate, Area Affected : 5%							
		Location : Throughout							
	Skylight, Plastic	3%			2044	* *	1		
Soffits									
	Metal/Glass Curt Wall	100%			LIFE	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Entrance							
		Explanation : Glass And Aluminum Metal Components							
Interior									
Floors									
	Cast in Place Concrete	7%			LIFE	* *	5	\$2,900	
		Worn/Eroded, Extent : Light, Area Affected : 5%							
		Location : Mechanical Rooms							
	Ceramic Tile	3%			2040	* *	5	\$300	
	Vinyl Tile	90%			2036	* *	3	\$3,200	
		Uneven Surface, Extent : Light, Area Affected : 10%							
		Location : Main Floor							
Interior Walls									
	Ceramic Tile	5%			2044	* *	5	\$600	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$900	
	Glass: Single Pane	5%			LIFE	* *	5	\$800	
	Gypsum Board	80%			LIFE	* *	5-10	\$15,200	
Ceilings									
	AcousTileSusp.Lay-In	90%			2044	* *	5	\$9,300	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Main Floor							
		Explanation : Dirt							
	Exposed Struc: Steel	5%			LIFE	* *	10	\$1,000	
	Gypsum Board	5%			LIFE	* *	5-10	\$1,800	

Site Enclosure

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

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									
	Aluminum Rail	5%			2048	**	5-10	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Entry</i>									
<i>Explanation : Ramp Railing</i>									
	Aluminum Rail	45%	Now	\$1,600	2044	**	5	\$1,900	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 100%</i>									
<i>Location : Cables At All Roof Railings</i>									
	Exposed Struc: Steel	50%	2-4	\$3,200	LIFE	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : Street Level West Fence At Horizontal Components</i>									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$4,500	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Throughout</i>									
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$100	2044	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Entry Ramp</i>									
<i>Explanation : Rusting And Staining At Railing Connections</i>									
Activity Yard									
	Cast in Place Concrete	100%	0-2	\$7,300	2048	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : No Area Drain In Play Yard</i>									
<i>Explanation : Area Drain Required To Prevent Damage To Concrete Paving And Building</i>									
Electrical		Current Repair			Future Replacement		Maintenance		
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%			2051	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2051	**	5	\$200	
	Raceway								
	Conduit	100%			2051	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2047	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	100%			2044	**	5	\$100	

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

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	65%			2036	* *	10	\$5,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	35%			2036	* *	10	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$1,000	
	Exit, LED	50%			2059	* *	1		
	Exterior Lighting								
	Fluorescent	30%			2036	* *	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Compact Fluorescent Lights							
	No Component	70%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2036	* *	1	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Basement, Hallways							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2036	* *	1-3	\$5,100	
		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%			2051	* *	1		

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

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%			2036	**	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 1 Rooftop Package Unit							
	Hot Water Boiler	50%			2044	**	1	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$600	
	Terminal Devices								
	Convactor/Radiator	50%			2044	**	1	\$1,400	
	No Component	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Ext Pkg Unit -	95%			2036	**	2	\$500	
	Heating/Cooling								
	Split Unit	5%			2036	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$13,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,400	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$5,200	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 40 Gallon Water Heater							
	Sanitary Piping								
	Cast Iron	100%	Now	\$3,100	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 100%							
		Location : House Trap Is Old And Corroded							
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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 : 1st To 2nd Floor

Explanation : 1 Unit

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$399,500	
Interior Architecture	\$89,300	\$169,100
Electrical	\$181,000	\$44,500
Mechanical		\$199,700
Total	\$669,800	\$413,300
Importance Code A	\$399,500	
Importance Code B	\$270,400	\$413,300
Total	\$669,800	\$413,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$114,000	\$2,000	\$100	
Interior Architecture	\$21,800	\$1,800		\$2,300
Electrical	\$32,600	\$16,900	\$1,400	\$1,100
Mechanical	\$18,400	\$1,600	\$3,000	\$1,300
Site Pavements	\$2,500			
Total	\$189,400	\$22,300	\$4,600	\$4,700
Importance Code A	\$114,800	\$3,100	\$1,000	\$900
Importance Code B	\$55,000	\$19,200	\$3,600	\$3,800
Importance Code C	\$19,500			
Total	\$189,400	\$22,300	\$4,600	\$4,700



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

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	72%			LIFE	**	5	\$15,400		
Masonry: Granite	8%	4+	\$22,400	LIFE	**	5	\$1,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Base Of Building At Leroy Street Facade									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Base Of Building - 7th Avenue Facade									
Masonry: Limestone	12%	4+	\$33,800	LIFE	**	5	\$1,900		
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Leroy Street Facade									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Horizontal Banding									
Metal Panel	5%			2028	\$8,400	5-10	\$7,400		
Deformed/Dented, Extent : Moderate, Area Affected : 50%									
Location : 3rd Floor Apartment Enclosure									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : 3rd Floor Apartment Enclosure									
Wood	3%	0-2	\$9,300	2033	**	5	\$1,600		
Dry Rot/Decay, Extent : Severe, Area Affected : 35%									
Location : 7th Avenue Entry Vestibule And All Window Casings									
Windows									
Aluminum	5%			2044	**	5	\$200		
Metal Louvers	5%	Now	\$7,800	2043	**				
Deformed/Dented, Extent : Moderate, Area Affected : 50%									
Location : Openings At Grade									
Wood	15%	Now	\$29,500	2053	**	5	\$3,600	1	
Deteriorated Finish, Extent : Moderate, Area Affected : 70%									
Location : 2nd And 3rd Floor Windows Facing South									
Dry Rot/Decay, Extent : Severe, Area Affected : 30%									
Location : 2nd And 3rd Floor Windows Facing South									
Thermally Inefficient, Extent : Severe, Area Affected : 50%									
Location : 2nd And 3rd Floor Windows Facing South									
Weather Strip Missing, Extent : Moderate, Area Affected : 50%									
Location : 2nd And 3rd Floor Windows Facing South									
Wood	75%	Now	\$147,400	2053	**	5	\$18,100		
Dry Rot/Decay, Extent : Moderate, Area Affected : 50%									
Location : 1st And 2nd Floor Windows Facing North, East And West									
Thermally Inefficient, Extent : Moderate, Area Affected : 100%									
Location : 1st And 2nd Floor Windows Facing North, East And West									
Other Observation, Extent : Light, Area Affected : 40%									
Location : West Facing Windows And Windows At Grade									
Explanation : Protective Metal Grilles									

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NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

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	60%	0-2	\$18,400	LIFE	**	5	\$2,900	
Parge/Tar Separating, Extent : Light, Area Affected : 25%									
Location : Interior And Exterior Parapet Walls									
Spalling, Extent : Moderate, Area Affected : 20%									
Location : East, West And North Walls									
	Masonry: Brick	25%			LIFE	**	5	\$1,200	
	Masonry: Limestone	10%			LIFE	**	5	\$600	
	Slate	5%			LIFE	**	5	\$200	
Roof									
	Modified Bitumen	100%	Now	\$22,300	2023	\$222,600			
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Perimeter Of Roof									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : At Roof Drain On Main Roof Adjacent To Apartment Wall									
Interior									
Floors									
	Ceramic Tile	5%			2031	\$29,200	5	\$1,400	
	Panel/Paver: Cer/Brk	2%			2036	**	5	\$1,300	
	Slate	5%			LIFE	**	5	\$1,500	
	Terrazzo	2%			LIFE	**	5	\$400	
	Vinyl Tile	66%			2028	\$169,100	3	\$9,200	
	Vinyl Tile 9" X 9"	15%			2023	\$49,800	3	\$1,600	
	Wood	5%			2043	**	5	\$2,600	
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$1,100	
	Glass: Single Pane	3%			LIFE	**	5	\$500	
	Marble Panels	2%			LIFE	**			
	Plaster	75%			LIFE	**	5	\$4,900	
	Plaster	10%	Now	\$19,000	LIFE	**	5	\$700	
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Floor Apartment									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Floor Apartment									
	Wood	5%			LIFE	**	5	\$4,400	
Ceilings									
	Plaster	90%			LIFE	**	5	\$15,600	
	Plaster	10%	Now	\$39,600	LIFE	**	5	\$1,700	
Paint Peeling, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Apartment									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : 2nd Floor Childrens Room, 1st Floor Reading Room, Basement Auditorium									
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : 3rd Floor Apartment									

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NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$2,500	2041	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
<i>Location : In Front Of 7th Avenue Entrance</i>					
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>					
<i>Location : In Front Of 7th Avenue Entrance</i>					

On-Site Walkways

Masonry: Granite	100%			LIFE	* *	
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Electrical		Current Repair			Future Replacement		Maintenance		
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%			2028	\$1,600	5		\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2028	\$35,000	5		\$500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1- Vertical Section</i>								

Raceway

Conduit	70%			2028	\$23,800	1		
Conduit	30%			2038	* *	1		

Panelboards

Fused Disc Sw	5%			2036	* *	5		
Molded Case Bkrs	70%			2027	\$11,300	5		\$300
Molded Case Bkrs	25%			2036	* *	5		\$100

Wiring

Braided Cloth	70%	2-4	\$21,000	2053	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	30%			2038	* *	1		
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Motor Controllers

Locally Mounted	50%			2026	\$16,400	5		\$100
Variable Frequency Drive	50%			2045	* *			

Ground

Grounding Devices

Generic	100%	2-4	\$10,300	LIFE	* *	5		\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								

Lighting

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NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

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	95%			2023	\$181,000	10	\$15,300	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2028	\$9,500	10	\$800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floors							
Egress Lighting									
	Emergency, Battery	50%			2028	\$12,800	10	\$2,100	
	Exit, Service	50%			2028	\$1,400	1		
Exterior Lighting									
	Fluorescent	10%			2028	\$6,100	10	\$200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Front Of The Building							
	No Component	90%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2028	\$11,500	1	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only; Motion Sensors							
Fire/Smoke Detection									
	Generic, Digital	100%			2036	* *	1-3	\$10,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns							

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2048	* *	1		
	Conversion Equipment								
	Furnace	30%			2036	* *	1	\$2,600	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	70%			2045	* *	1	\$6,100	
Distribution									
	Hot Wtr Piping/Pump	70%			2027	\$19,400	4	\$900	
	No Component	30%							
Terminal Devices									
	Convactor/Radiator	70%			2026	\$66,800	1	\$4,000	
	No Component	30%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
HUDSON PARK - ECRIC BRANCH LIBRARY
Asset # : 13340

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			2036	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%			2032	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 20% Location : Basement Explanation : 1 Unit. R-410a							
	Ext Pkg Unit - Heating/Cooling	70%			2036	**	2	\$800	
		Other Observation, Extent : Light, Area Affected : 70% Location : Roof Explanation : 2 Rooftop Units. R-410a							
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,900	
	Ductwork/Diffusers	70%			LIFE	**	2-5	\$6,900	
	Exhaust Fans								
	Interior	25%			2036	**	2	\$100	
	Roof	75%			2036	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2028	\$132,900	1		
	Water Heater								
	Gas Fired	100%			2026	\$10,900	2	\$300	
	Sanitary Piping								
	Cast Iron	100%	Now	\$13,000	LIFE	**	1		
		Corroded, Extent : Severe, Area Affected : 20% Location : Basement Oil Tank Room Damaged, Extent : Moderate, Area Affected : 30% Location : Missing Trap And Piping - 4th Floor Custodian Apartment							
	Storm Drain Piping								
	Cast Iron	100%	Now	\$3,700	LIFE	**	1		
		Corroded, Extent : Severe, Area Affected : 20% Location : Basement Oil Tank Room Leak Evident, Extent : Severe, Area Affected : 3% Location : Roof							
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2054	**	1-2	\$500	

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : HUNT'S POINT BRANCH LIBRARY
Address : 877 SOUTHERN BLVD. @TIFFANY ST.
Borough : BRONX **Agency's Number** : H05
Program / Asset # : NPL0H05.000 / 13341 **Yr Built/Renovated** : 1929 / 2001
Area Sq Ft : 13,715 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2722 **Lot** : 63 **BIN** : 2005755

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$106,600	\$84,900
Interior Architecture		\$75,600
Electrical		\$49,900
Mechanical		\$78,900
Total	\$106,600	\$289,300
Importance Code A	\$106,600	\$84,900
Importance Code B		\$204,400
Total	\$106,600	\$289,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$80,400			
Interior Architecture	\$59,800		\$5,100	\$2,000
Electrical	\$8,000	\$400	\$500	\$500
Mechanical	\$9,100	\$1,500	\$5,700	\$1,200
Site Pavements	\$2,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$163,900	\$5,800	\$15,300	\$7,500
Importance Code A	\$81,100	\$700	\$700	\$700
Importance Code B	\$40,100	\$5,200	\$14,600	\$6,400
Importance Code C	\$42,700			\$400
Total	\$163,900	\$5,800	\$15,300	\$7,500



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

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

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%			LIFE	**	5	\$66,000	
	Masonry: Brick	80%			LIFE	**	5	\$67,600	
	Stucco Cement	10%			2036	**	5	\$10,600	
Windows									
	Aluminum	100%			2047	**	5	\$4,000	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$11,400	
	Masonry: Brick	85%	Now	\$106,600	LIFE	**	5	\$3,400	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50% Location : Interior Side Of Parapet Walls							
	Masonry: Limestone	3%			LIFE	**	5-10	\$1,500	
	Metal Panel	2%			2051	**	5	\$300	
Roof									
	Built-Up (BUR)	20%			2031	\$44,400	10	\$3,000	
	Modified Bitumen	20%			2036	**	10	\$3,000	
	Roll Roofing	60%	Now	\$2,000	2027	\$40,500	5	\$7,500	
		Water Penetration, Extent : Severe, Area Affected : 2% Location : Second Floor Children Community Room And Stair							
Interior									
Floors									
	Carpet	50%			2030	\$141,900	3	\$15,400	
	Cast in Place Concrete	5%	Now	\$1,200	LIFE	**	5	\$2,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Basement							
	Ceramic Tile	5%			2040	**	5	\$1,000	
	Vinyl Tile	40%			2031	\$75,600	3	\$4,100	
Interior Walls									
	Cast Stone/Terra Cotta	13%			LIFE	**	10	\$20,100	
	Ceramic Tile	2%			2040	**	5	\$800	
	Plaster	80%			LIFE	**	5-10	\$28,000	
	Plaster	5%	Now	\$1,800	LIFE	**	5	\$600	
		Water Penetration, Extent : Moderate, Area Affected : 10% Location : Second Floor Children Community Room And Stair							
Ceilings									
	AcousTile,Adhered	20%			2036	**	5	\$4,100	
	Plaster	75%			LIFE	**	5-10	\$26,500	
	Plaster	5%	Now	\$700	LIFE	**	5	\$600	
		Water Penetration, Extent : Moderate, Area Affected : 5% Location : Second Floor Children Community Room							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2041	**			
Free Standing Walls									
	Masonry: Brick	100%			2041	**			
Site Pavements									

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

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

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%			2044		* *			
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On-Site Walkways

Cast in Place Concrete	100%	Now	\$2,600	2051		* *			
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*Cracking/Crumbling, Extent : Severe, Area Affected : 100%**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%			2031	\$1,600	5		\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$35,000	5		\$400	
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Raceway

Conduit	70%			2031	\$23,800	1			
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Conduit	30%			2051	* *	1			
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Panelboards

Fused Disc Sw	5%			2030	\$800	5			
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Molded Case Bkrs	35%			2030	\$5,700	5		\$100	
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Molded Case Bkrs	60%			2047	* *	5		\$200	
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Wiring

Braided Cloth	20%	2-4	\$6,000	2056	* *	1			
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Thermoplastic	50%			2031	\$15,000	1			
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Thermoplastic	30%			2051	* *	1			
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Motor Controllers

Locally Mounted	70%			2044	* *	5		\$100	
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Locally Mounted	30%			2029	\$9,800	5			
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$400	
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Lighting

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

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

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	70%			2036	* *	10	\$8,800	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First, Second And Third Floor							
	Fluorescent	20%			2039	* *	10	\$2,500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Reading Areas First Floor							
	Fluorescent	10%			2026	\$14,900	10	\$1,300	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Egress Lighting								
	Exit, Service	100%			2036	* *	1		
	Exterior Lighting								
	HID	20%			2026	\$11,200	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Outside							
		Explanation : CCTV Surveillance Camera System							
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$2,500	
Mechanical									
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	* *	1	\$6,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Natural Gas Fired Hot Water Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	100%			2036	* *	1	\$4,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		

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

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

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%			2026	\$78,900	2	\$600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 4 Units R-410a						
	Split Unit	30%			2036	**			
Distribution									
	Ductwork/Diffusers	75%			LIFE	**	2	\$16,700	
	No Component	25%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,100	
Exhaust Fans									
	Interior	100%			2036	**	2	\$400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Room						
			Explanation : The Air Handling Equipment Serves The Library Ventilation Needs						
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
Water Heater									
	Gas Fired	100%			2029	\$8,500	2	\$200	
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Basement						
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	No Component	90%							
	Generic	10%			2036	**	1	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : Boiler Only						
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : From 1st To 2nd Floor						
			Explanation : 1 Unit						

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$270,400	\$197,100
Electrical	\$9,400	\$373,100
Mechanical		\$419,100
Total	\$279,800	\$989,400
Importance Code A	\$270,400	\$332,700
Importance Code B	\$9,400	\$656,700
Total	\$279,800	\$989,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$57,500	\$2,600	\$300	
Interior Architecture	\$11,400	\$3,100	\$3,500	
Electrical	\$1,500	\$2,300	\$1,200	\$1,500
Mechanical	\$23,700	\$2,000	\$4,600	\$2,000
Site Enclosure	\$18,000			
Site Pavements	\$8,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$124,200	\$13,900	\$13,600	\$7,400
Importance Code A	\$71,100	\$3,500	\$1,200	\$900
Importance Code B	\$35,200	\$7,300	\$12,400	\$6,600
Importance Code C	\$18,000	\$3,100		
Total	\$124,200	\$13,900	\$13,600	\$7,400



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

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

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	64%	2-4	\$57,200	LIFE	**	5	\$17,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Graffiti, Extent : Moderate, Area Affected : 20%								
Location : South And East Facades								
Vegetation Growth, Extent : Moderate, Area Affected : 15%								
Location : East Facade								
Masonry: Brick Cavity	20%	2-4	\$11,100	LIFE	**	5	\$5,500	
Graffiti, Extent : Moderate, Area Affected : 15%								
Location : North And East Facades								
Masonry: Limestone	3%	2-4	\$4,900	LIFE	**	5	\$600	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Panel	5%			2048	**	5-10	\$9,400	
Granite Panels	3%	4+	\$5,900	LIFE	**	5	\$600	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Throughout								
Pre-Cast Concrete	3%			LIFE	**	5	\$2,700	
Slate Panels	2%	2-4	\$3,100	LIFE	**	5	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
Location : Decorative Panels - East And West Facades								
Windows								
Aluminum	82%	2-4	\$154,300	2053	**	5	\$1,700	
Corrosion/Rusting, Extent : Light, Area Affected : 50%								
Location : Throughout Original Building On First And Second Floors								
Unit Inoperable, Extent : Moderate, Area Affected : 75%								
Location : Throughout Original Building On First And Second Floors								
Aluminum	15%			2044	**	5	\$600	
Metal Louvers	3%			2031	\$4,000	10	\$800	
Parapets								
Masonry: Brick	70%	Now	\$58,900	LIFE	**	5	\$3,100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 35%								
Location : Throughout								
Misaligned/Bulging, Extent : Moderate, Area Affected : 20%								
Location : Northwest And Southeast Corners								
Vertical Cracks, Extent : Moderate, Area Affected : 20%								
Location : Interior Parapet Walls								
Masonry: Limestone	10%	Now	\$10,200	LIFE	**	5	\$600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Underside Of Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Coping								
Vegetation Growth, Extent : Moderate, Area Affected : 20%								
Location : Coping Stones								
No Component	20%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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)	80%	0-2	\$19,700	2028	\$197,100			
		Drains Clogged, Extent : Severe, Area Affected : 10%							
		Location : Adjacent To Bulkhead							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 30%							
		Location : Perimeter Flashing							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Roof Sliver Between Original Building And Addition							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : At Curbing For Roof Penetrations							
	Metal Panel	18%			2041	**	10	\$5,500	
	Skylight, Metal/Glass	2%	4+	\$2,700	2038	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Interior Side Of Curbing							
Interior									
Floors									
	Carpet	10%			2027	\$33,900	3	\$3,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,700	
	Ceramic Tile	5%			2037	**	5	\$1,200	
	Terrazzo	5%			LIFE	**	5	\$1,000	
	Vinyl Tile	45%			2036	**	3	\$4,100	
	Vinyl Tile	30%			2033	**	3	\$2,800	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$3,200	
	Masonry: Brick	5%			LIFE	**			
	Operable Wall	5%			2048	**	5	\$6,200	
	Marble Panels	5%			LIFE	**			
	Plaster	60%			LIFE	**	5	\$6,400	
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	50%	0-2	\$10,700	2041	**	5	\$7,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 15%							
		Location : Throughout First And Seconf Floor Reading Areas							
	AcousTileSusp.Lay-In	10%			2041	**	5	\$2,500	
	Exposed Concrete	10%			LIFE	**	5	\$400	
	Gypsum Board	20%			LIFE	**	5	\$6,100	
	Plaster	10%			LIFE	**	5	\$1,500	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	0-2	\$18,000	2058	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 50%							
		Location : Rear Yard							
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

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

Cast in Place Concrete	100%			2041		**			
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Activity Yard

Cast in Place Concrete	100%	Now	\$8,300	2048		**			
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Broken/Missing Elements, Extent : Moderate, Area Affected : 35%
Location : Pavers Throughout Rear Lot
Tripping Hazard, Extent : Moderate, Area Affected : 25%
Location : Rear Yard

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2038		**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 2,000 Amperes

Switchgear / Switchboard

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

Raceway

Conduit	100%			2038		**	1		
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Panelboards

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

Wiring

Thermoplastic	100%			2038		**	1		
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Motor Controllers

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

Grounding Devices

Generic	100%			LIFE		**	5	\$300	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
Interior Lighting	Fluorescent	45%			2028	\$84,600	10	\$7,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas And Offices							
	Fluorescent	40%			2028	\$75,200	10	\$6,400	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas							
Fluorescent		10%			2028	\$18,800	10	\$1,600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Hallways							
Fluorescent		5%			2023	\$9,400	10	\$800	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
Egress Lighting									
Emergency, Battery Exit, LED		50%			2028	\$12,700	10	\$2,100	
		50%			2043	* *	1		
Exterior Lighting									
HID		20%			2028	\$14,200	10		
	No Component	80%							
Alarm									
Security System									
No Component		70%							
	Generic	30%			2028	\$17,000	1	\$1,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
Generic, Digital		100%			2028	\$194,500	1-3	\$11,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			2048	* *	1		
	Other Observation, Extent : Light, Area Affected : 1%								
	Location : Basement								
	Explanation : The Condemn Oil Tank Still Remains In The Basement								
Conversion Equipment									
Hot Water Boiler		100%	Now	\$13,600	2026	\$135,600	1	\$7,700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : One Unit. It Goes Down Every Other Week According To Maintenance Staff.								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			2036	**	4	\$900	
	Terminal Devices								
	Air Handler	60%			2028	\$148,400	1	\$6,400	
	Convactor/Radiator	40%			2033	**	1	\$2,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2028	\$29,900	1	\$1,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : 1 Unit, Basement							
	Exterior Pkg Unit - Cooling	70%			2028	\$99,700	2	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 70% Location : 2 Units, Roof							
	No Component	10%							
	Terminal Devices								
	Air Handler/Dir Expansion	20%			2028	\$35,400	1		
	No Component	80%							
	Heat Rejection								
	Air Cooled Condenser Unit	20%			2028	\$6,400	2	\$2,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$8,100	LIFE	**	2-5	\$9,700	
		Corroded, Extent : Moderate, Area Affected : 20% Location : Roof							
	Exhaust Fans								
	Interior	30%			2028	\$18,800	2	\$200	
	Roof	70%			2028	\$20,400	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	60%			2038	**	1		
	Galvanized Steel	40%			2026	\$30,900	1		
	Water Heater								
	Gas Fired	100%			2026	\$10,700	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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NEW YORK PUBLIC LIBRARY - 035
INWOOD BRANCH LIBRARY
Asset # : 13342

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									
Fire Suppression									
Sprinkler									
	No Component	70%							
	Generic	30%			2054		* *	1-2	\$1,500

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : JEFFERSON MARKET BRANCH LIBRARY
Address : 425 AVENUE OF THE AMERICAS AT WEST 10TH ST.
Borough : MANHATTAN **Agency's Number** : J01
Program / Asset # : NPL0J01.000 / 13343 **Yr Built/Renovated** : 1877 / 2013
Area Sq Ft : 20,735 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 24-May-2017 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 606 **Lot** : 1 **BIN** : 1082668

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$126,300	\$39,700
Interior Architecture	\$140,700	\$213,500
Electrical	\$75,800	\$319,000
Mechanical	\$28,900	\$895,200
Site Pavements		\$130,400
Total	\$371,600	\$1,597,700
Importance Code A	\$126,300	\$39,700
Importance Code B	\$245,300	\$1,504,000
Importance Code C		\$54,100
Total	\$371,600	\$1,597,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$12,100		\$400
Interior Architecture	\$75,300			\$4,500
Electrical	\$26,600	\$8,700	\$600	\$700
Mechanical	\$24,800	\$12,500	\$9,400	\$4,600
Site Pavements	\$59,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$193,800	\$41,200	\$17,900	\$18,100
Importance Code A	\$2,100	\$14,200	\$2,100	\$2,500
Importance Code B	\$145,600	\$27,000	\$15,900	\$15,600
Importance Code C	\$46,200			
Total	\$193,800	\$41,200	\$17,900	\$18,100



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

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 Iron	5%			LIFE	**			
	Masonry: Brick	75%			LIFE	**	5	\$39,700	
	Masonry: Granite	5%			LIFE	**	5	\$2,000	
	Masonry: Sandstone	15%			LIFE	**	5	\$6,000	
Windows									
	Aluminum	10%			2050	**	5	\$800	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Basement Windows								
	Aluminum	15%			2036	**	5	\$1,200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : First, Second And Third Floors								
	Explanation : These Components Are Stained Glass Windows								
	Bronze/Brass	75%	Now	\$126,300	2036	**	5	\$19,200	
	Air Infiltration, Extent : Moderate, Area Affected : 100%								
	Location : Windows Throughout								
	Hardware Missing, Extent : Moderate, Area Affected : 25%								
	Location : Windows Throughout								
	Weather Strip Missing, Extent : Moderate, Area Affected : 100%								
	Location : Windows Throughout								
Roof									
	Copper/Terne	15%			2063	**	10	\$12,100	
	Slate	85%			LIFE	**			
	Recent Repair Evident, Extent : Light, Area Affected : 100%								
	Location : Decorative Slate Roof Throughout								
Interior									
Floors									
	Carpet	10%	Now	\$46,600	2030	\$46,600	3	\$4,700	
	Worn/Eroded, Extent : Moderate, Area Affected : 50%								
	Location : 1st And 2nd Floor Auditorium Spaces								
	Cast in Place Concrete	5%			LIFE	**	5	\$3,400	
	Ceramic Tile	5%			2031	\$35,400	5	\$1,600	
	Terrazzo	5%			LIFE	**	5	\$1,200	
	Vinyl Tile	40%			2028	\$124,100	3	\$6,200	
	Vinyl Tile 9" X 9"	35%	0-2	\$14,100	2023	\$140,700	3	\$4,100	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%								
	Location : Basement Research Area								

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	3%			2031	\$54,100	5	\$1,700		
Glass: Single Pane	2%			LIFE	* *	5	\$800		
Gypsum Board	10%			LIFE	* *	5	\$3,300		
Masonry: Brick	15%			LIFE	* *				
Masonry: Fieldstone	2%			LIFE	* *				
Masonry: Limestone	10%			LIFE	* *				
Plaster	50%	Now	\$13,100	LIFE	* *	5	\$8,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Second Floor Toilet And Fire Stair									
Wood	8%			LIFE	* *	5	\$17,800		
Ceilings									
Exposed Concrete	5%			LIFE	* *	5	\$300		
Masonry: Infill Arch	10%			LIFE	* *				
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Basement Reading Area									
Plaster	55%			LIFE	* *	5	\$11,300		
Plaster	25%			LIFE	* *	5	\$5,100		
Wood	5%			LIFE	* *	5	\$14,400		
Site Enclosure									
Fence/Gates									
Chain Link	10%			2038	* *				
Iron Picket	90%			2063	* *				
Retaining Walls									
Cast in Place Concrete	40%			2048	* *				
Masonry: Fieldstone	60%			2038	* *				
Site Pavements									
Public Sidewalk									
Pavers/Stone	100%	Now	\$26,100	2031	\$130,400				
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Various Locations Along 6th Avenue And W. 10th Street									
On-Site Walkways									
Cast in Place Concrete	87%	Now	\$1,300	2033	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 25%									
Location : Walkway Adjacent To Garden In Rear Of Building									
Masonry: Granite	13%	0-2	\$3,800	LIFE	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Entry Landing At South End Fronting 6th Avenue									
Parking/Driveway									
Cast in Place Concrete	100%	Now	\$28,100	2048	* *				
Misaligned/Bulging, Extent : Moderate, Area Affected : 50%									
Location : Parking Area Adjacent To W 10th Street									

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

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

Estimates are rounded to the nearest hundred dollars.

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

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%			2028	\$3,000	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$38,000	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Vertical Sections							
	Raceway								
	Conduit	100%			2028	\$36,900	1		
	Panelboards								
	Molded Case Bkrs	95%			2027	\$25,000	5	\$500	
	Molded Case Bkrs	5%			2036	* *	5		
	Wiring								
	Braided Cloth	80%	2-4	\$26,100	2053	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2038	* *	1		
	Motor Controllers								
	Locally Mounted	50%			2026	\$26,600	5	\$100	
	Variable Frequency Drive	50%			2045	* *			
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2028	\$48,800	10	\$3,800	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement And Upper Floors							
	Fluorescent	80%			2028	\$195,300	10	\$15,200	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2028	\$16,400	10	\$2,500	
	Exit, Service	50%			2028	\$1,700	1		
	Exterior Lighting								
	Incandescent	10%			2023	\$7,800	2		
	No Component	90%							
Alarm									

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

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%

2028

\$22,100

1

\$2,300

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Intrusion Alarm Only; Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%

2-4

\$75,800

2038

* *

1-3

\$3,500

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Hallways**Explanation : Obsolete Fire Alarm System; Alarm Bells And Manual Pull Stations Only*

Mechanical		Current Repair			Future Replacement		Maintenance		
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%

2054

* *

1

Conversion Equipment

Steam Boiler

100%

2045

* *

1

\$20,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit. (2 Heat Exchangers)*

Distribution

Hot Wtr Piping/Pump

60%

2036

* *

4

\$600

Steam Piping/Pump

40%

2038

* *

Terminal Devices

Air Handler

5%

2023

\$16,100

1

\$600

Air Handler

15%

2033

* *

1

\$1,900

Fan Coil Unit/Heat

80%

2028

\$273,600

1

\$5,400

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Reciprocating

100%

2028

\$193,800

1

\$9,600

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 2 Sets, Basement A/C Room*

Distribution

CW & CHW Wtr

100%

2038

* *

4

\$1,500

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht

5%

2023

\$12,800

1

\$600

Air Handler/Cool/Ht

15%

2033

* *

1

\$1,900

Fan Coil - 4 Pipe

80%

2028

\$427,700

1

\$5,400

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

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%			2036	* *	2	\$14,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,600	
	Exhaust Fans								
	Interior	15%			2033	* *	2	\$100	
	Interior	5%			2023	\$4,100	2		
	Roof	5%	Now	\$100	2028	\$1,900	2		
		Not in Service, Extent : Severe, Area Affected : 5%							
		Location : Roof							
	No Component	75%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Electric	100%			2027	\$20,100	4	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit. 1 Reserved Gas Fire Unit Not Connected To Flue Pipe							
	Sanitary Piping								
	Cast Iron	100%	0-2	\$16,700	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Basement							
		On Extended Life, Extent : Moderate, Area Affected : 15%							
		Location : Drainage, Especially In Kitchen							
	Sump Pump(s)								
	Non-Submersible	100%			2023	\$3,500	4	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 3rd Floor							
		Explanation : 2 Units							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2038	* *	1-2	\$300	

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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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : JEROME PARK BRANCH LIBRARY
Address : 118 EAMES PLACE NEAR W. KINGSBRIDGE ROAD
Borough : BRONX **Agency's Number** : J02
Program / Asset # : NPL0J02.000 / 13344 **Yr Built/Renovated** : 1968 / 2007
Area Sq Ft : 7,404 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3248 **Lot** : 70 **BIN** : 2015263

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Mechanical		\$188,900
Total		\$188,900
Importance Code B		\$188,900
Total		\$188,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$30,600			
Interior Architecture	\$18,500		\$5,100	\$200
Electrical	\$300	\$200	\$300	\$200
Mechanical	\$6,400	\$2,800	\$4,500	\$2,600
Site Pavements	\$700			
Total	\$56,500	\$3,000	\$9,900	\$3,000
Importance Code A	\$31,000	\$400	\$400	\$400
Importance Code B	\$9,600	\$2,700	\$9,600	\$2,400
Importance Code C	\$16,000			\$200
Total	\$56,500	\$3,000	\$9,900	\$3,000



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

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

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									
	Exposed Struc: Steel	2%			LIFE	**	5	\$2,300	
	Masonry: Brick Cavity	85%			LIFE	**	5	\$31,900	
	Masonry: Fieldstone	3%			LIFE	**	5	\$800	
	Window Wall	10%			2051	**	5	\$7,000	
Windows									
	Aluminum	70%			2047	**	5	\$1,200	
	Glass Block	25%			LIFE	**	5	\$500	
	Metal Louvers	5%			2040	**	10	\$500	
Parapets									
	Metal Panel	20%			2051	**	5	\$800	
	No Component	80%							
Roof									
	Modified Bitumen	100%	4+	\$11,600	2036	**			
Ponding, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Soffits									
	Exposed Struc: Steel	20%			LIFE	**	5	\$1,300	
	Glass: Special Gauge	80%			LIFE	**	1		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,700	
	Ceramic Tile	20%			2044	**	5	\$1,600	
	Vinyl Tile	75%			2039	**	3	\$2,200	
Interior Walls									
	Ceramic Tile	2%			2040	**	5	\$400	
	Concrete Masonry Unit	3%			LIFE	**	5	\$500	
	Glass: Single Pane	20%			LIFE	**	5	\$6,100	
	Gypsum Board	50%			LIFE	**	5-10	\$17,300	
	Masonry: Brick	25%			LIFE	**	10	\$1,500	
Ceilings									
	AcousTileSusp.Lay-In	90%			2044	**	5	\$7,100	
	Exposed Struc: Steel	2%			LIFE	**	10	\$300	
	Gypsum Board	8%			LIFE	**	5-10	\$2,200	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2041	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	4+	\$700	2044	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Eames Place									
On-Site Walkways									
	Asphalt	100%			2027	\$16,800			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2041	**	5	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : One 400 Ampere Main Disconnect Switch						
	Raceway								
	Conduit	100%			2041	**	1		
	Panelboards								
	Fused Disc Sw	5%			2039	**	5		
	Molded Case Bkrs	95%			2039	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2041	**	1		
	Motor Controllers								
	Locally Mounted	100%			2036	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2036	**	10	\$4,800	
			T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : First, Second Floor And Basement						
	Fluorescent	30%			2036	**	10	\$2,000	
			Compact Fluorescent Light, Extent : Light, Area Affected : 100%						
			Location : First And Second Floor						
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$900	
	Exit, Service	50%			2036	**	1		
	Exterior Lighting								
	HID	30%			2031	\$9,100	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	20%			2036	**	1	\$600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : First, Second And Outside						
			Explanation : Surveillance Camera CCTV						
	Generic	10%			2031	\$2,400	1	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Exit Doors						
			Explanation : Intrusion Alarm And Motion Sensor						

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

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

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%

2036

* *

1-3

\$1,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement, First And Second Floor**Explanation : Pull Station Box, Bell, Horn, Smoke Detector And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2036

* *

1

\$3,700

Distribution

Hot Wtr Piping/Pump

100%

2039

* *

4

\$500

Terminal Devices

Air Handler

50%

2036

* *

1

\$2,300

Convactor/Radiator

50%

2036

* *

1

\$1,200

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Reciprocating

100%

2031

\$63,800

1

\$3,400

Compr/Chiller

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2

\$12,000

Terminal Devices

Air Handler/Cool/Ht

100%

2031

\$84,300

1

\$4,600

Heat Rejection

Dry Cooler

100%

2031

\$40,900

2

\$5,200

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,500

Exhaust Fans

Interior

100%

2036

* *

2

\$200

Plumbing

H/C Water Piping

Galvanized Steel

100%

2036

* *

1

Water Heater

Gas Fired

100%

2029

\$4,600

2

\$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Main Floor**Explanation : One 40 Gallon Water Heater*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2031	\$1,100	4	\$200	
	Fixtures							
	Generic	100%						

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : KINGSBRIDGE BRANCH LIBRARY
Address : 291 WEST 231 STREET @ CORLEAR AVE
Borough : BRONX **Agency's Number** : N/A
Program / Asset # : NPL0018.000 / 14728 **Yr Built/Renovated** : 2011 /
Area Sq Ft : 12,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 01-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 5713 **Lot** : 123 **BIN** : 2119474

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$52,800	\$52,800
Total	\$52,800	\$52,800
Importance Code A	\$52,800	\$52,800
Total	\$52,800	\$52,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$6,700		\$1,300	\$18,600
Interior Architecture		\$500	\$400	
Electrical	\$1,100	\$14,300	\$1,500	\$1,100
Mechanical	\$700	\$900	\$1,700	\$1,300
Site Enclosure	\$1,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$13,500	\$19,700	\$8,800	\$24,900
Importance Code A	\$7,300	\$600	\$1,900	\$19,200
Importance Code B	\$5,100	\$19,100	\$6,900	\$5,700
Importance Code C	\$1,100			
Total	\$13,500	\$19,700	\$8,800	\$24,900



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

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

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	20%			LIFE	**	5	\$52,800		
Masonry: Brick	25%			LIFE	**	5	\$13,200		
Metal/Glass Curt Wall	32%			LIFE	**	5	\$31,700		
Metal Panel	20%			2054	**	5-10	\$72,600		
Window Wall	3%	0-2	\$1,700	2054	**	5	\$3,000		
Weather Strip Missing, Extent : Moderate, Area Affected : 15%									
Location : Entry Vestibule									
Parapets									
Masonry: Brick	30%			LIFE	**	5	\$1,000		
Metal Panel	20%			2054	**	5	\$2,600		
Metal Rail	50%			2045	**	5-10	\$30,600		
Roof									
IRMA/Protected Membrane	20%			2036	**	10	\$2,600		
Water Penetration, Extent : Light, Area Affected : 5%									
Location : First Floor Near Emergency Exit At East Side									
IRMA/Protected Membrane	65%			2036	**	10	\$8,600		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Green Roof Is Covered With Planting									
Sloped Glazing	15%	0-2	\$5,000	LIFE	**	5	\$26,500		
Other Observation, Extent : Light, Area Affected : 5%									
Location : Window Hatches									
Explanation : Non-Operational									
Interior									
Floors									
Carpet	5%			2029	\$14,700	3	\$1,600		
Cast in Place Concrete	35%			LIFE	**	5	\$16,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : First Floor At Column Junctions									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Polished Concrete									
Cast in Place Concrete	40%			LIFE	**	5	\$18,500		
Ceramic Tile	5%			2041	**	5	\$1,100		
Vinyl Tile	15%			2036	**	3	\$1,200		
Interior Walls									
Cast in Place Concrete	50%			LIFE	**				
Ceramic Tile	5%			2041	**	5	\$1,100		
Concrete Masonry Unit	10%			LIFE	**	5	\$900		
Glass: Single Pane	5%			LIFE	**	5	\$900		
Gypsum Board	15%			LIFE	**	5	\$2,100		
Metal Panel	10%			LIFE	**				
Wood	5%			LIFE	**	5	\$4,600		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

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

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

Location : Community Room, Childrens Story Room

Explanation : Suspended Wood Slat Ceiling

Site Enclosure

Fence/Gates

Iron Picket	100%	4+	\$1,100	2063		**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Security Gate Does Not Operate At Main Entrance</i>									
<i>Corrosion/Rusting, Extent : Light, Area Affected : 15%</i>									
<i>Location : Fence Anchor Points At Shoes.</i>									

Retaining Walls

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

Site Pavements

Public Sidewalk

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

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

Fused Disc Sw	100%			2048		**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : 2- Vertical Sections</i>									

Raceway

Conduit	100%			2048		**	1		
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Panelboards

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

Wiring

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
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%			2041	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2033	**	10	\$8,000	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2033	**	10	\$3,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
	Emergency, Battery	50%			2033	**	10	\$1,500	
	Exit, Service	50%			2033	**	1		
Exterior Lighting									
	Fluorescent	20%			2033	**	10	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Main Entrance							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	30%			2033	**	10		
	No Component	50%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2033	**	1	\$3,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Inside And Outside The Building							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2033	**	1-3	\$7,700	
		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%			2054	**	1		

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

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

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	100%			2033	**	1	\$6,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Rooftop Package Units						
Air Conditioning									
	Energy Source								
	Electricity	100%			2050	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2033	**	2	\$800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Rooftop Package Units. R-410a						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000	
	Exhaust Fans								
	Roof	100%			2033	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2054	**	1		
	Water Heater								
	Electric	100%			2026	\$11,200	4	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Room						
			Explanation : One Tank						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2033	**	4	\$300	
	Sewage Ejector(s)								
	Electric	100%			2033	**	4	\$500	
	Backflow Preventer								
	Generic	100%			2036	**	1	\$800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Lobby 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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : KIPS BAY BRANCH LIBRARY
Address : 446 THIRD AVE. @ EAST 31ST ST.
Borough : MANHATTAN **Agency's Number** : K01
Program / Asset # : NPL0K01.000 / 13345 **Yr Built/Renovated** : 1972 / 1998
Area Sq Ft : 9,400 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 06-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 886 **Lot** : 51 **BIN** : 1018325

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$236,400	\$91,400
Electrical	\$38,500	\$81,600
Mechanical	\$205,400	\$67,100
Total	\$480,300	\$240,100
Importance Code A	\$309,900	\$91,400
Importance Code B	\$170,300	\$148,600
Total	\$480,300	\$240,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$91,400	\$1,000		
Interior Architecture	\$24,600	\$2,700	\$100	\$300
Electrical	\$700	\$1,000	\$700	\$1,000
Mechanical	\$35,100	\$1,000	\$2,700	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$155,800	\$9,600	\$7,500	\$6,200
Importance Code A	\$91,400	\$1,400	\$500	\$600
Importance Code B	\$63,200	\$8,200	\$6,900	\$5,600
Importance Code C	\$1,200		\$100	
Total	\$155,800	\$9,600	\$7,500	\$6,200



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

NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

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	2%	2-4	\$400	LIFE	**	5	\$1,700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Along Base Of Building							
	Cast Stone/Terra Cotta	3%	Now	\$7,900	LIFE	**	5	\$4,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5% Location : Window Sills 2nd Floor Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25% Location : Window Sills Throughout							
	Masonry: Brick	85%	Now	\$24,000	LIFE	**	5	\$14,700	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15% Location : Below Windows Throughout Spalling, Extent : Moderate, Area Affected : 5% Location : North Side							
	Window Wall	10%	Now	\$90,000	2060	**	5	\$3,200	
		Air Infiltration, Extent : Moderate, Area Affected : 15% Location : Main Entrance Dry Rot/Decay, Extent : Severe, Area Affected : 25% Location : Main Entrance Caulking Deteriorated, Extent : Moderate, Area Affected : 90% Location : Main Entrance And Reading Area, Water Penetration, Extent : Moderate, Area Affected : 75% Location : Main Entrance And Reading Area, Weather Strip Missing, Extent : Moderate, Area Affected : 50% Location : Main Entrance And Reading Area, Other Observation, Extent : Severe, Area Affected : 25% Location : Main Entrance Explanation : Being Repaired With Duct Tape							
Windows									
	Aluminum	35%	Now	\$19,700	2038	**	5	\$400	
		Broken/Missing Elements, Extent : Light, Area Affected : 100% Location : Throughout 1st And 2nd Floor Caulking Deteriorated, Extent : Moderate, Area Affected : 90% Location : Throughout 1st And 2nd Floor Water Penetration, Extent : Moderate, Area Affected : 20% Location : Throughout 1st And 2nd Floor							
	Steel	65%	Now	\$27,400	2029	\$91,400	5	\$10,100	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 30% Location : Throughout Thermally Inefficient, Extent : Moderate, Area Affected : 100% Location : All Windows Are Single Pane							

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

NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Parapets	Cast Stone/Terra Cotta	5%	2-4	\$1,200	LIFE	**	5	\$300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Copper/Terne	5%	2-4	\$1,200	2050	**	5	\$100	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Throughout Loose/Miss Fasteners, Extent : Light, Area Affected : 20% Location : At Adjoining Building, Side And Rear Of Roof							
	Masonry: Brick	85%	2-4	\$9,300	LIFE	**	5	\$700	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 20% Location : Throughout							
	Metal Rail	5%	2-4	\$300	2035	**	5	\$300	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50% Location : Upper Roof							
Roof									
	Metal Panel	5%			2043	**	10	\$1,000	
	Modified Bitumen	95%	Now	\$146,400	2040	**			
		Blisters, Extent : Moderate, Area Affected : 15% Location : Throughout Drains Clogged, Extent : Moderate, Area Affected : 10% Location : Throughout Ponding, Extent : Moderate, Area Affected : 15% Location : Throughout Seams Open/Split, Extent : Light, Area Affected : 5% Location : Upper Roof Northeast Corner							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									

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NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	50%			2029	\$62,600	3	\$6,800	
	Cast in Place Concrete	10%	0-2	\$500	LIFE	**	5	\$2,000	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout Basement							
	Ceramic Tile	5%	4+	\$1,000	2039	**	5	\$200	
		Worn/Eroded, Extent : Light, Area Affected : 15%							
		Location : Toilets Throughout							
	Panel/Paver: Cer/Brk	10%			2046	**	5	\$2,000	
	Vinyl Tile	25%	Now	\$20,900	2040	**	3	\$800	
		Loose/Delam Surface, Extent : Moderate, Area Affected : 5%							
		Location : Office And Workroom							
		Patching Evident, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%							
		Location : Reading Area 1st Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Basement Mechanical Area							
	Ceramic Tile	5%			2039	**	5	\$200	
	Concrete Masonry Unit	80%	Now	\$1,200	LIFE	**	5	\$1,000	
		Vertical Cracks, Extent : Moderate, Area Affected : 15%							
		Location : Rear Stair, First Floor							
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	10%			2043	**	5	\$1,000	
	Exposed Concrete	85%			LIFE	**	5	\$1,300	
		Paint Peeling, Extent : Light, Area Affected : 10%							
		Location : Bulkhead Stair And Basement							
	Gypsum Board	5%	Now	\$1,100	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Reading Area 1st Floor, Children Area 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Reading Area 1st Floor, Children Area 2nd Floor							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2050	**			
	Retaining Walls								
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	**			

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NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

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%		2043			* *			
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2040			* *	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : The Service Equipment Includes One 400 Amperes Main Disconnect Switch.

Switchgear / Switchboard

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

Conduit	95%		2040			* *	1		
Conduit	5%		2056			* *	1		

Panelboards

Fused Disc Sw	10%		2038			* *	5		
Molded Case Bkrs	90%		2038			* *	5	\$200	

Wiring

Thermoplastic	95%		2040			* *	1		
Thermoplastic	5%		2056			* *	1		

Motor Controllers

Locally Mounted	100%		2035			* *	5	\$100	
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Ground

Grounding Devices

Generic	100%		LIFE			* *	5	\$100	
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Lighting

Interior Lighting

Fluorescent	50%		2030	\$51,000			10	\$4,300	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout

Explanation : Fixtures Are T-12 Lamps Type. They Are Obsolete But Operational.

Fluorescent	30%		2030	\$30,600			10	\$2,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : 1st, 2nd Floor

Explanation : The Compact Fluorescent Are In Satisfactory Condition.

Incandescent	20%		2030	\$20,400			2		
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Egress Lighting

Emergency, Battery	50%		2030	\$6,900			10	\$1,100	
Exit, Service	50%		2030	\$700			1		

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NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

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

HID

100% Now \$38,500 2040 * *

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

Location : Building Exterior

Explanation : The Exterior Fixtures Are Not Operational.

Alarm

Security System

No Component

40%

Generic

60%

2035

* *

1

\$2,100

Fire/Smoke Detection

Generic, Analog

100%

2035

* *

1-3

\$5,800

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%

0-2

\$73,500

2050

* *

1

\$4,200

On Extended Life, Extent : Severe, Area Affected : 100%

Location : One Unit, Basement

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$700

Terminal Devices

Air Handler

50%

2030

\$67,100

1

\$2,900

Convactor/Radiator

50%

2043

* *

1

\$1,500

Air Conditioning

Energy Source

Electricity

100%

2046

* *

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

65%

0-2

\$131,900

2035

* *

2

\$300

Damaged, Extent : Severe, Area Affected : 100%

Location : Basement

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

Location : Basement

Exterior Pkg Unit -

Cooling

30%

2030

\$23,200

2

\$200

Split Unit

5%

2035

* *

Heat Rejection

Dry Cooler

65%

0-2

\$33,700

2040

* *

2

\$3,400

Corroded, Extent : Severe, Area Affected : 100%

Location : Roof

No Component

35%

Ventilation

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

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NEW YORK PUBLIC LIBRARY - 035
KIPS BAY BRANCH LIBRARY
Asset # : 13345

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	\$5,200	
	Exhaust Fans								
	Interior	70%			2030	\$23,800	2	\$200	
	Roof	30%	Now	\$500	2030	\$4,800	2	\$100	
	Unit Inoperable, Extent : Moderate, Area Affected : 10%								
	Location : Roof, Serves Bathrooms - One Unit Is Removed								
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2043	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$5,800	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 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	\$1,500	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2050	**	1-2	\$400	

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Address : 40 LINCOLN CENTER PLAZA 111 AMSTERDAM AVE.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0003.000 / 1926 **Yr Built/Renovated** : 1964 / 2002
Area Sq Ft : 131,347 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 26-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors Mez,1,2,3,Ph
Block : 1134 **Lot** : 25 **BIN** : 1028832

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$1,570,900	\$3,682,300
Interior Architecture	\$437,500	\$312,100
Electrical		\$1,381,900
Mechanical	\$32,500	\$117,400
Site Enclosure	\$64,100	\$41,500
Total	\$2,105,000	\$5,535,200
Importance Code A	\$1,570,900	\$3,682,300
Importance Code B	\$398,400	\$1,811,400
Importance Code C	\$135,800	\$41,500
Total	\$2,105,000	\$5,535,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,000			
Interior Architecture	\$144,200		\$57,600	\$6,900
Electrical	\$20,400	\$2,500	\$3,400	\$3,000
Mechanical	\$29,500	\$27,200	\$32,000	\$22,400
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$215,900	\$49,300	\$112,800	\$52,000
Importance Code A	\$5,200	\$3,200	\$3,200	\$5,200
Importance Code B	\$160,500	\$46,100	\$109,500	\$46,800
Importance Code C	\$50,200			
Total	\$215,900	\$49,300	\$112,800	\$52,000



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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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: Travertine	55%	0-2	\$806,500	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Pre-Cast Concrete	10%	Now	\$88,700	LIFE	**	5	\$80,500	
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Penthouse							
	Window Wall	35%			2051	**	5	\$325,200	
Windows									
	Aluminum	100%			2047	**	5	\$3,900	
Parapets									
	Masonry: Travertine	5%			LIFE	**			
	Metal Panel	90%			2051	**	5	\$51,600	
	Metal Panel	5%			2051	**	5	\$2,900	
Roof									
	Green, Roof Inaccessible	2%			LIFE	**			
	Modified Bitumen	80%			2026	\$2,845,000	10	\$193,500	
	Plaza Roof: Stone Panels	10%	Now	\$115,000	2051	**			
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : 1st Floor Plaza Deck Leaking Into 3 Mezzanine Locations							
	Skylight, Metal/Glass	8%			2051	**	10	\$64,500	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5	\$734,300	
Interior									
Floors									
	Carpet	35%			2030	\$951,600	3	\$103,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$43,000	
	Ceramic Tile	5%			2040	**	5	\$9,800	
	Terrazzo	25%	0-2	\$247,500	LIFE	**	5	\$38,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Main Stairs							
		Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
		Location : 3rd Floor Corridor							
	Vinyl Tile	17%			2036	**	3	\$12,500	
	Vinyl Tile 9" X 9"	8%	Now	\$18,800	2026	\$187,700	3	\$5,900	
		Broken/Missing Elements, Extent : Light, Area Affected : 15%							
		Location : Mezzanine Level And Third Floor Stacks							
	Wood	5%			2059	**	5	\$18,400	

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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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%	Now	\$71,700	LIFE		**			
<i>Water Penetration, Extent : Severe, Area Affected : 2%</i>									
<i>Location : Cellar Near Incoming Electrical Cables</i>									
Concrete Masonry Unit	10%			LIFE		**	5	\$8,400	
Glass: Special Gauge	5%			LIFE		**	1		
Gypsum Board	10%			LIFE		**	5-10	\$17,800	
Metal Panel	5%			LIFE		**	10	\$2,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Auditorium</i>									
<i>Explanation : Wood And Metal Framed Panels</i>									

Travertine Panels	15%			LIFE		**	10	\$6,300	
Plaster	45%			LIFE		**	5-10	\$40,000	

Ceilings

AcousTileConcealSpLn	35%			2044		**	5	\$86,000	
AcousTileSusp.Lay-In	10%			2044		**	5	\$19,700	
Exposed Concrete	15%			LIFE		**	5-10	\$36,900	
Gypsum Board	5%			LIFE		**	5-10	\$33,800	
Plaster	35%			LIFE		**	5-10	\$118,300	

Site Enclosure

Fence/Gates

Aluminum Rail	100%			2044		**	5-10	\$105,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Main Roof</i>									
<i>Explanation : Metal Guard Railing</i>									

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044		**			
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On-Site Walkways

Cast in Place Concrete	100%			2044		**			
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	75%			2031		\$16,900	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Electrical Room</i>									
<i>Explanation : Three 5000 Ampere Main Disconnect Switches</i>									
Fused Disc Sw	25%			2051		**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room Basement</i>									
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>									

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

Asset # : 1926

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									
Transformers									
	Dry Type	70%			2044	* *	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : Two 300 Kilovolt Ampere 480/277hv-208/120lv							
	Dry Type	30%			2044	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 750 Kilovolt Ampere 480/277hv-208/120lv							
Switchgear / Switchboard									
	Fused Disc Sw	80%			2031	\$70,300	5	\$500	
	Fused Disc Sw	10%			2051	* *	5	\$100	
	Molded Case Bkrs	10%			2051	* *	5	\$300	
Raceway									
	Conduit	20%			2051	* *	1		
	Conduit	80%			2031	\$72,000	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$2,800	5	\$200	
	Molded Case Bkrs	30%			2030	\$17,000	5	\$1,000	
	Molded Case Bkrs	65%			2047	* *	5	\$2,200	
Wiring									
	Braided Cloth	10%	2-4	\$8,800	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2051	* *	1		
	Thermoplastic	60%			2031	\$53,100	1		
Motor Controllers									
	Locally Mounted	40%			2029	\$104,800	5	\$400	
	Variable Frequency Drive	60%			2044	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$3,900	
Lighting									

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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

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%			2031	\$783,700	10	\$66,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	20%			2036	* *	10	\$24,100	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices 3rd Floor							
	Fluorescent	5%			2026	\$71,200	10	\$6,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Fluorescent	10%			2036	* *	10	\$12,000	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Lobby, 2nd, 3rd And 4th Floor							
	Incandescent	10%			2036	* *	2	\$300	
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$15,900	
	Exit, LED	50%			2059	* *	1		
Exterior Lighting									
	HID	20%			2031	\$107,500	10	\$100	
	No Component	80%							
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2036	* *	1	\$9,800	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2036	* *	1-3	\$16,200	

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								
	Utility Steam	100%			2051	* *	1		
Conversion Equipment									
	Heat Exchanger, Plate & Frame	50%			2040	* *	1	\$32,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lincoln Center							
		Explanation : Equipment Is Located Outside The Library							
	Pres. Reducing Valve/LP Steam	50%			2040	* *	5	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lincoln Center							
		Explanation : Equipment Is Located Outside The Library							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER
Asset # : 1926

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			2047	**	4	\$2,900	
	Central Plant Steam Piping/Pmp	70%			2051	**	4	\$6,800	
Air Conditioning									
	Energy Source								
	District Chilled Water	100%			2051	**	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2051	**	4	\$9,700	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	**	1	\$81,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$116,000	
	Exhaust Fans								
	Interior	100%			2036	**	2	\$4,000	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2036	**	1		
	Water Heater								
	Electric	100%			2029	\$117,400	4	\$800	
	HW Heat Exchanger								
	HTHW/HW	100%			2051	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lincoln Center								
	Explanation : Equipment Is Located Outside The Library								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Compressed Air	100%			2051	**	4	\$2,000	
	Backflow Preventer								
	Generic	100%			2036	**	1	\$8,000	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 4 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2051	**	1-5	\$66,200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER

Asset # : 1926

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
Fire Suppression									
Sprinkler									
	No Component	40%							
	Generic	60%			2051	* *	1-2	\$22,100	
Fire Pump									
	Generic	100%			2040	* *	1	\$24,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Lincoln Center									
Explanation : Equipment Is Located Outside The Library									

*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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : MARINERS HARBOR BRANCH LIBRARY
Address : 206 SOUTH AVENUE
Borough : STATEN ISLAND **Agency's Number** : N/A
Program / Asset # : NPL0M07.000 / 14744 **Yr Built/Renovated** : 2013 /
Area Sq Ft : 9,420 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 07-Aug-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1266 **Lot** : 64 **BIN** : 5109138

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$40,200	\$84,900
Total	\$40,200	\$84,900
Importance Code A	\$40,200	\$84,900
Total	\$40,200	\$84,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$17,200			
Interior Architecture	\$38,000			\$400
Electrical	\$900	\$800	\$800	\$600
Mechanical	\$6,000	\$1,000	\$3,600	\$1,000
Site Pavements	\$200	\$200	\$4,100	\$200
Total	\$62,200	\$1,900	\$8,500	\$2,200
Importance Code A	\$17,800		\$600	
Importance Code B	\$39,700	\$1,800	\$3,900	\$2,000
Importance Code C	\$4,700	\$200	\$4,100	\$200
Total	\$62,200	\$1,900	\$8,500	\$2,200



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

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

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									
	Metal/Glass Curt Wall	35%			LIFE	**	5	\$34,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Front And Rear Facades							
		Explanation : Sun Control Surfacing							
	Metal Panel	65%			2051	**	5-10	\$116,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Zinc Sheet Matal							
Roof									
	Metal Panel	80%			2044	**	10	\$40,200	
	Skylight, Metal/Glass	20%			2051	**	10	\$18,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : With Light Control Louvers							
Soffits									
	Metal Panel	100%			2051	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	20%			LIFE	**	5	\$12,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Polished Surface With Embedded Decorative Shells							
	Ceramic Tile	5%			2040	**	5	\$700	
	Sheet Vinyl/Rubber	75%			2036	**	5	\$15,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Actually Linoleum							
Interior Walls									
	Glass: Special Gauge	35%			LIFE	**	1		
	Gypsum Board	65%			LIFE	**	5-10	\$7,000	
Ceilings									
	Gypsum Board	100%			LIFE	**	5-10	\$42,900	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2066	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : This Is Actually A Galvanized Steel Fence Panel System							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044	**			

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

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

Architecture		Current Repair			Future Replacement		Maintenance		
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%

2044

* *

Metal

50%

2051

* *

1-3

\$13,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Rear Yard**Explanation : This Is Actually A Raised Metal Grating Patio*

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%

2057

* *

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : The 600 Ampere Main Switch Is In Satisfactory Condition.*

Switchgear / Switchboard

Molded Case Bkrs

100%

2057

* *

5

\$200

Raceway

Conduit

100%

2057

* *

1

Panelboards

Molded Case Bkrs

100%

2053

* *

5

\$200

Wiring

Thermoplastic

100%

2057

* *

1

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$300

Lighting

Interior Lighting

Fluorescent

55%

2039

* *

10

\$4,800

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

Fluorescent

10%

2039

* *

10

\$900

*Other Observation, Extent : Light, Area Affected : 5%**Location : Throughout Building**Explanation : Compact Fluorescent*

LED

35%

2039

* *

Egress Lighting

Exit, LED

100%

2066

* *

1

Exterior Lighting

LED

100%

2039

* *

Alarm

Security System

No Component

70%

Generic

30%

2039

* *

1

\$1,100

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

Estimates are rounded to the nearest hundred dollars.

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

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

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

Alarm

Fire/Smoke Detection

Generic, Digital

100%

2039

* *

1-3

\$5,800

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

Electricity

100%

2051

* *

1

Conversion Equipment

Heat Pump Air Sourced

100%

2032

* *

2

\$2,900

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Outside Of The Building At Ground Level*

Terminal Devices

Convactor/Radiator

10%

2044

* *

1

\$300

Fan Coil Unit/Heat

90%

2036

* *

1

\$2,700

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Heat Pump Air Sourced

100%

2032

* *

2

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside Of The Building At Ground Floor Level**Explanation : Refrigerant R-410a*

Terminal Devices

Fan Coil - 4 Pipe

100%

2036

* *

1

\$3,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : First Floor Ceiling**Explanation : In Ceiling*

Heat Rejection

Air Cooled Condenser

100%

2036

* *

2

\$6,600

Unit

*Other Observation, Extent : Light, Area Affected : 100%**Location : Outside In The Rear Yard**Explanation : Access Through Rear Door Of The Building*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$8,300

Exhaust Fans

Interior

100%

2036

* *

2

\$300

Plumbing

H/C Water Piping

Brass/Copper

100%

2051

* *

1

Water Heater

Electric

100%

2029

\$8,400

4

\$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.*

NEW YORK PUBLIC LIBRARY - 035
MARINERS HARBOR BRANCH LIBRARY
Asset # : 14744

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		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$600	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Generic	100%			2051	* *	1-2	\$2,600	
				Recent Installation, 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.
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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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : MELROSE BRANCH LIBRARY
Address : 910 MORRIS AVE. @E. 162 STREET
Borough : BRONX **Agency's Number** : M01
Program / Asset # : NPL0M01.000 / 13346 **Yr Built/Renovated** : 1914 / 2007
Area Sq Ft : 9,927 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 25-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 2422 **Lot** : 1 **BIN** : 2001950

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$483,300	\$183,100
Interior Architecture	\$38,200	\$94,400
Electrical		\$35,000
Mechanical		\$301,300
Total	\$521,500	\$613,900
Importance Code A	\$483,300	\$183,100
Importance Code B		\$430,800
Importance Code C	\$38,200	
Total	\$521,500	\$613,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$44,400		\$1,300	
Interior Architecture	\$63,600			\$1,400
Electrical	\$9,300	\$300	\$400	\$300
Mechanical	\$10,100	\$1,200	\$4,600	\$1,000
Site Enclosure	\$5,800			
Total	\$133,200	\$1,500	\$6,200	\$2,600
Importance Code A	\$44,800	\$500	\$1,800	\$500
Importance Code B	\$57,900	\$1,000	\$4,500	\$2,100
Importance Code C	\$30,500			
Total	\$133,200	\$1,500	\$6,200	\$2,600



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

NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

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	\$245,500	LIFE	**	5	\$25,000	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : West Facade At Entrance							
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : North And East Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 2%							
		Location : East And South Facades							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : North And East Facade							
	Masonry: Granite	3%	2-4	\$2,000	LIFE	**	5	\$600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Base Perimeter Joints							
	Masonry: Limestone	2%	0-2	\$6,200	LIFE	**	5	\$400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Window Sills And Horizontal Band At Top Of Building							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Horizontal Band At Top Of Building							
Windows									
	Aluminum	85%	Now	\$155,900	2056	**	5	\$1,700	
		Corrosion/Rusting, Extent : Light, Area Affected : 10%							
		Location : Exterior Face Throughout							
		Other Observation, Extent : Severe, Area Affected : 15%							
		Location : Windows							
		Explanation : Thermally Inefficient							
	Metal Louvers	5%			2034	**	10	\$1,300	
	Steel	10%	Now	\$22,900	2056	**	5	\$2,500	
		Corrosion/Rusting, Extent : Light, Area Affected : 15%							
		Location : Stairs							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
		Thermally Inefficient, Extent : Severe, Area Affected : 100%							
		Location : Stairs							

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

NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Parapets								
	Cast Stone/Terra Cotta	10%	4+	\$900	LIFE	**	5	\$2,400	
		Vegetation Growth, Extent : Light, Area Affected : 20%							
		Location : Copping Stones							
	Masonry: Brick	78%	Now	\$45,200	LIFE	**	5	\$2,400	1
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : North, East And South Facade							
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : North Facade, South Façade							
	Metal Panel	8%			2057	**	5	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Bulkhead Roof Parapet							
		Explanation : New Copping And Side Panels							
	Metal: Cage/Fence	2%	0-2	\$300	2036	**	5	\$200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Chain Links At Upper Roof							
	Slate	2%	Now	\$7,600	LIFE	**	5	\$100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%							
		Location : Lower Roof Copping At Rear Of Library							
		Miss/Damaged Copings, Extent : Severe, Area Affected : 100%							
		Location : Lower Roof Copping At Rear Of Library							
Roof									
	Modified Bitumen	98%	Now	\$36,600	2031	\$183,100			1
		Blisters, Extent : Light, Area Affected : 15%							
		Location : Main Roof							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%							
		Location : Main Roof And Stair Bulkhead Roof							
		Patching Evident, Extent : Moderate, Area Affected : 10%							
		Location : Main Roof							
		Ponding, Extent : Severe, Area Affected : 10%							
		Location : Stair Bulkhead							
		Ridging, Extent : Severe, Area Affected : 10%							
		Location : Main Roof							
		Seams Open/Split, Extent : Moderate, Area Affected : 5%							
		Location : Main And Lower Roof							
	Skylight, Metal/Glass	2%	0-2	\$4,100	2041	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : At Connections And Protective Grille							

Interior

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

NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	1%			2027	\$2,100	3	\$300	
	Cast in Place Concrete	25%	Now	\$2,100	LIFE	**	5	\$8,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Boiler Room In Sub-basement							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 20%							
		Location : Boiler Room In Sub-basement							
	Ceramic Tile	5%	Now	\$300	2034	**	5	\$400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
		Location : Childrens Bathroom In Basement							
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Bathrooms							
	Vinyl Tile	69%			2031	\$94,400	3	\$5,100	
Interior Walls									
	Cast in Place Concrete	10%	Now	\$38,200	LIFE	**			
		Spalling, Extent : Severe, Area Affected : 20%							
		Location : Sub-basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Sub-basement							
	Ceramic Tile	5%	Now	\$2,100	2034	**	5	\$700	
		Adhesion Failure, Extent : Severe, Area Affected : 1%							
		Location : Childrens Bathroom In Basement							
		Broken/Missing Elements, Extent : Light, Area Affected : 2%							
		Location : Childrens Bathroom In Basement							
		Staining/Discoloring, Extent : Severe, Area Affected : 2%							
		Location : Childrens Bathroom In Basement							
	Concrete Masonry Unit	10%	Now	\$13,400	LIFE	**	5	\$1,100	
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : Sub-basement							
	Plaster	70%	Now	\$8,500	LIFE	**	5	\$5,900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stairwell							
		Water Penetration, Extent : Severe, Area Affected : 2%							
		Location : Interior Of Stair Bulkhead At Roof Level							
	SGFT/Glazed Masonry	5%			LIFE	**	10	\$700	

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Estimates are rounded to the nearest hundred dollars.

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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

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	50%	Now	\$15,000	2036	* *	5	\$3,700	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : First Floor And Basement							
		Misaligned/Bulging, Extent : Light, Area Affected : 20%							
		Location : First Floor And Basement							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : First Floor Reading Area							
	AcousTileConcealSpLn	15%	4+	\$400	2048	* *	5	\$1,400	
		Staining/Discoloring, Extent : Light, Area Affected : 2%							
		Location : Community Room In Basement							
	Exposed Concrete	5%			LIFE	* *	5-10	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First Floor							
		Explanation : Concrete Beams							
	Plaster	30%	Now	\$19,000	LIFE	* *	5	\$2,800	
		Broken/Missing Elements, Extent : Severe, Area Affected : 30%							
		Location : Sub-basement And Stair Bulkhead							
		Cracking/Crumbling, Extent : Severe, Area Affected : 50%							
		Location : Sub-basement							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Stair Bulkhead Ceiling And Second Floor Kitchen Area							
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	0-2	\$200	2041	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Gate At Walkway On East 162nd Street							
	Free Standing Walls								
	Concrete Masonry Unit	75%	2-4	\$2,500	2051	* *			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%							
		Location : Verticle Joints Missing Mortar							
	Masonry: Brick	20%	Now	\$3,000	2041	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%							
		Location : East Facade Wall							
	Masonry: Fieldstone	5%	Now	\$200	2041	* *			
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : East Facade							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : East Facade							
		Explanation : Actually Bluestone Original Copping To Low Wall							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2044	* *			

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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

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%			2041	**	5		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Service Disconnect Switch Rated At 200 Amperes.						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$35,000	5	\$300	
	Raceway								
	Conduit	70%			2031	\$23,800	1		
	Conduit	30%			2041	**	1		
	Panelboards								
	Fused Disc Sw	20%			2039	**	5		
	Molded Case Bkrs	80%			2039	**	5	\$200	
	Wiring								
	Braided Cloth	30%	2-4	\$9,000	2056	**	1		
			Insulation Aged, Extent : Moderate, Area Affected : 100%						
			Location : Basement						
	Thermoplastic	70%			2041	**	1		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2036	**	10	\$7,300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : T- 8 Lamps						
	Fluorescent	20%			2036	**	10	\$1,800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Offices, Reading Areas, Basement						
			Explanation : Compact Fluorescent Lights						
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$1,200	
	Exit, Service	50%			2036	**	1		
	Exterior Lighting								
	Fluorescent	10%			2031	\$3,400	10	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Front And Rear Only						
			Explanation : Compact Fluorescent Lights						
	No Component	90%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2031	\$22,800	1	\$2,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Reading Areas, Staircase						
			Explanation : CCTV Surveillance Camera						

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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

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%			2051	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	* *	1	\$4,900	
Distribution								
Hot Wtr Piping/Pump	100%			2039	* *	4	\$700	
Terminal Devices								
Convactor/Radiator	100%			2044	* *	1	\$3,200	
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	80%			2029	\$301,300	2	\$500	
Window/Wall Unit	10%			2029	\$2,100	1		
		Other Observation, Extent : Light, Area Affected : 5%						
		Location : 2nd Floor Lounge						
		Explanation : Window Unit						
No Component	10%							
Distribution								
Ductwork/Diffusers	95%			LIFE	* *	2	\$15,300	
		Not Insulated, Extent : Moderate, Area Affected : 100%						
		Location : 1st Floor And Basement						
No Component	5%							
Ventilation								
Distribution								
Ductwork/Diffusers	80%			LIFE	* *	2-5	\$7,000	
No Component	20%							
Exhaust Fans								
Interior	80%	Now	\$2,900	2039	* *	2	\$200	
		Broken, Extent : Moderate, Area Affected : 100%						
		Location : Basement Bathrooms						
No Component	20%							
Plumbing								
H/C Water Piping								
Brass/Copper	30%			2051	* *	1		
Galvanized Steel	70%			2036	* *	1		
Water Heater								
Gas Fired	100%			2029	\$6,100	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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NEW YORK PUBLIC LIBRARY - 035
MELROSE BRANCH LIBRARY
Asset # : 13346

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%	Now	\$800	2031	\$1,500	4	\$200	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Broken Sump Pump At The Basement							
	Backflow Preventer								
	No Component	50%							
	Generic	50%			2036	* *	1	\$300	
Fixtures									
	Generic	100%							
		Leaking Connections, Extent : Light, Area Affected : 20%							
		Location : Bathroom Sinks							
Vertical Transport									
	Elevators								
	Geared Traction	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : Book Lift Has 200 Lbs Capacity							

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$218,400	\$832,500
Interior Architecture	\$942,900	\$199,500
Electrical	\$2,637,700	\$1,465,300
Mechanical	\$13,410,100	\$762,800
Total	\$17,209,100	\$3,260,100
Importance Code A	\$258,500	\$939,900
Importance Code B	\$16,853,900	\$2,256,800
Importance Code C	\$96,700	\$63,400
Total	\$17,209,100	\$3,260,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$19,300
Interior Architecture	\$523,500		\$1,562,400	\$62,200
Electrical	\$5,700	\$26,900	\$11,800	\$36,700
Mechanical	\$73,600	\$77,500	\$49,500	\$122,200
Elevators/Escalators	\$37,900	\$37,900	\$37,900	\$37,900
Total	\$640,700	\$142,200	\$1,661,500	\$278,200
Importance Code A		\$4,700		\$19,300
Importance Code B	\$640,700	\$137,500	\$1,654,600	\$258,900
Importance Code C			\$7,000	
Total	\$640,700	\$142,200	\$1,661,500	\$278,200



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

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	5%			2060	**	10	\$14,000		
		Recent Repair Evident, Extent : Light, Area Affected : 66%								
		Location : Throughout								
	Masonry: Brick	25%			LIFE	**	5	\$29,800		
		Recent Repair Evident, Extent : Light, Area Affected : 66%								
		Location : Throughout								
	Masonry: Limestone	60%			LIFE	**	5	\$53,700		
	Granite Panels	5%			LIFE	**	5	\$4,500		
		Recent Repair Evident, Extent : Light, Area Affected : 66%								
		Location : Throughout								
	Window Wall	5%			2045	**	5	\$22,400		
Windows										
	Aluminum	30%			2041	**	5	\$10,200		
	Metal Clad	70%	0-2	\$67,300	2033	**	5	\$74,600		
		Corrosion/Rusting, Extent : Moderate, Area Affected : 1%								
		Location : Bulkheads, Floors 3, 4, 5, 6								
		Deformed/Dented, Extent : Moderate, Area Affected : 1%								
		Location : Bulkheads								
		Unit Inoperable, Extent : Moderate, Area Affected : 1%								
		Location : Bulkheads, Floors 3, 4, 5, 6								
	Parapets									
		Copper/Terne	38%			2045	**	5	\$7,900	
Copper/Terne		10%			2060	**	5	\$2,100		
Masonry: Brick		50%			LIFE	**	5	\$2,100		
		Spalling, Extent : Light, Area Affected : 10%								
		Location : Interior Face								
Masonry: Limestone		2%			LIFE	**	5	\$100		
Roof										
	Modified Bitumen	95%			2030	\$659,300	10	\$44,800		
	Skylight, Metal/Glass	2%			2025	\$151,100	10	\$3,100		
		Other Observation, Extent : Light, Area Affected : 100%								
		Location : Throughout								
		Explanation : 4								
	Skylight, Plastic	3%			2038	**	1			
		Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout									
	Explanation : 1									

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	47%	Now	\$466,600	2024	\$1,555,400	3	\$168,700	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	10%	Now	\$13,500	LIFE	* *	5	\$52,300	
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Mechanical Space At Penthouse							
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Mechanical Space At Penthouse							
		Explanation : Water From Mechanical Equipment Is On Floor							
	Ceramic Tile	5%	0-2	\$75,400	2034	* *	5	\$6,000	
		Cracking/Crumbling, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
	Panel/Paver: Cer/Brk	12%			2041	* *	5	\$64,600	
	Marble Panels	3%			LIFE	* *	5	\$5,400	
	Vinyl Tile	15%			2025	\$330,700	3	\$17,900	
	Vinyl Tile	5%	Now	\$110,200	2035	* *	3	\$4,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : 6th Floor							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : 6th Floor							
	Wood	3%	Now	\$256,500	2065	* *	5	\$6,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 100%							
		Location : Penthouses							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 15%							
		Location : Penthouses							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Penthouses							
Interior Walls									
	Ceramic Tile	5%			2034	* *	5	\$13,900	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$11,100	
	Glass: Single Pane	2%			LIFE	* *	5	\$4,200	
	Gypsum Board	38%			LIFE	* *	5	\$63,400	
	Masonry: Brick	10%			LIFE	* *			
	Plaster	10%	Now	\$96,700	LIFE	* *	5	\$8,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 35%							
		Location : Penthouses							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Penthouse							
	Plaster	25%			LIFE	* *	5	\$20,900	

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

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		
Interior									
Ceilings									
	AcousTileSusp.Lay-In	70%	0-2	\$73,400	2038	* *	5	\$83,800	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
	Exposed Concrete	10%	Now	\$16,700	LIFE	* *	5	\$3,700	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Penthouse									
Exposed Reinforcement, Extent : Severe, Area Affected : 10%									
Location : Penthouse									
	Gypsum Board	10%	0-2	\$5,200	LIFE	* *	5	\$29,900	
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Plaster	10%	Now	\$17,000	LIFE	* *	5	\$15,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Penthouses									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stairs									

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%	2-4	\$40,100	2055	* *	5	\$300	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Two Electrical Services Rated At 4,000 Amperes And 2,000 Amperes									
Switchgear / Switchboard									
	Fused Disc Sw	80%	2-4	\$84,700	2055	* *	5	\$300	
On Extended Life, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
	Fused Disc Sw	20%			2025	\$21,200	5	\$100	
Raceway									
	Conduit	20%			2035	* *	1		
	Conduit	80%			2025	\$97,600	1		
Panelboards									
	Fused Disc Sw	5%			2024	\$3,600	5	\$200	
	Molded Case Bkrs	40%			2033	* *	5	\$1,700	
	Molded Case Bkrs	55%			2024	\$40,100	5	\$2,300	

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

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	40%	2-4	\$48,900	2050	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2035	* *	1		
	Thermoplastic	30%			2025	\$36,700	1		
Motor Controllers									
	Locally Mounted	69%			2023	\$180,700	5	\$700	
	Motor Control Center	30%			2023	\$19,300	5	\$1,300	
	Variable Frequency Drive	1%			2045	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$2,300	
Lighting									
Interior Lighting									
	Fluorescent	70%			2025	\$1,214,100	10	\$102,600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Using T-8 Lamps									
	Fluorescent	10%			2030	\$173,400	10	\$14,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Compact Fluorescent Lamps									
	Fluorescent	20%			2030	\$346,900	10	\$29,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 5th Floor									
Explanation : Using T-8 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2025	\$116,800	10	\$19,300	
	Exit, LED	5%			2053	* *	1		
	Exit, Service	45%			2025	\$11,100	1		
Exterior Lighting									
	HID	100%			2025	\$654,200	10	\$500	
Alarm									
Security System									
	No Component	65%							
	Generic	35%			2030	\$183,400	1	\$20,900	
Fire/Smoke Detection									
	No Component	60%							
	Generic, Digital	40%			2030	\$717,600	1-3	\$39,400	

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

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

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								
	Utility Steam	100%			2035	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : From Con Edison							
	Conversion Equipment								
	Pres. Reducing Valve/LP Steam	100%			2028	\$107,400	5	\$9,500	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Basement							
		Explanation : 1 Very Old Heat Exchanger							
	Distribution								
	Hot Wtr Piping/Pump	40%			2024	\$101,200	4	\$3,200	
	Central Plant Steam Piping/Pmp	60%			2025	\$1,647,500	4	\$4,700	
	Terminal Devices								
	Air Handler	60%	Now	\$27,400	2022	\$1,368,800	1	\$53,400	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Leaking From Drip Pan							
		On Extended Life, Extent : Severe, Area Affected : 60%							
		Location : Various Areas							
	Convactor/Radiator	25%			2023	\$217,100	1	\$12,900	
	Fan Coil Unit/Heat	15%			2022	\$364,500	1	\$7,800	
Air Conditioning									
	Energy Source								
	Utility Steam	70%			2035	**	1		
	Electricity	30%			2033	**	1		
	Conversion Equipment								
	Absorption Chiller/Steam/HW	70%			2022	\$2,682,100	1	\$121,100	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Basement							
		Explanation : 3 Units							
	Split Unit	30%			2022	\$1,039,000			
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Basement							
	Distribution								
	CW & CHW Wtr Pipe/Pump	70%			2025	\$138,500	4	\$5,500	
	No Component	30%							
	Terminal Devices								
	Air Handler/Cool/Ht	70%			2022	\$1,273,700	1	\$69,200	
	Fan Coil - 2 Pipe	30%			2022	\$926,000	1	\$15,500	
	Heat Rejection								
	Water Cooling Tower	100%			2029	\$615,700	2	\$160,900	

Ventilation

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

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

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	\$89,200	
Exhaust Fans									
	Interior	95%			2022	\$548,400	2	\$4,700	
	Roof	5%			2022	\$13,500	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2025	\$1,209,400	1		
On Extended Life, Extent : Severe, Area Affected : 5%									
Location : Circulating Pump									
HW Heat Exchanger									
	Steam Fired	100%	0-2	\$258,400	2055	**	4	\$15,800	
Corroded, Extent : Severe, Area Affected : 40%									
Location : Basement									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2025	\$24,700	4	\$3,400	
Sewage Ejector(s)									
	Electric	100%			2022	\$46,700	4	\$9,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	90%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 90%									
Location : Basement To 6th Floor									
Explanation : 4 Passenger Elevators									
	Hydraulic	10%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 10%									
Location : Basement To 1st Floor									
Explanation : 1 Freight									
Escalators									
	Under 20' Rise	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : At Front Entrance									
Explanation : 1 Unit, Floors 1 - 2									
Fire Suppression									
Standpipe									
	Generic	100%			2035	**	1-5	\$80,600	
Sprinkler									
	Generic	100%			2025	\$1,588,700	1-2	\$44,800	

*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.*

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : MORNINGSIDE HEIGHTS BRANCH LIBRARY
Address : 2900 BROADWAY @ W.113 ST
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0016.000 / 13638 **Yr Built/Renovated** : 2001 /
Area Sq Ft : 17,777 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 15-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 1885 **Lot** : 7501 **BIN** : 1057018

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Mechanical		\$430,600
Total		\$430,600
Importance Code B		\$430,600
Total		\$430,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Interior Architecture	\$15,300	\$1,300	\$12,000	\$1,300
Electrical	\$700	\$600	\$6,100	\$900
Mechanical	\$3,300	\$3,100	\$6,600	\$4,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$23,200	\$9,000	\$28,600	\$10,500
Importance Code A				
Importance Code B	\$23,200	\$9,000	\$28,600	\$10,500
Importance Code C				
Total	\$23,200	\$9,000	\$28,600	\$10,500



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

NEW YORK PUBLIC LIBRARY - 035
MORNINGSIDE HEIGHTS BRANCH LIBRARY
Asset # : 13638

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

Interior

Floors

Carpet	10%			2028		\$36,800	3	\$5,300	
Ceramic Tile	10%			2038		* *	5	\$2,700	
Panel/Paver: Bluestone	20%			LIFE		* *	5	\$4,000	
Sheet Vinyl/Rubber	60%			2034		* *	5	\$23,900	

Interior Walls

Gypsum Board	100%			LIFE		* *	5	\$12,100	
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Ceilings

AcousTileSusp.Lay-In	50%			2042		* *	5	\$13,300	
Gypsum Board	50%	4+	\$7,300	LIFE		* *	5	\$16,600	

Water Penetration, Extent : Light, Area Affected : 2%

Location : 2nd Floor At Recessed Sprinkler Head

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

Location : Electrical Room

Explanation : 1- 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%			2049		* *	5	\$100	
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Raceway

Conduit	100%			2049		* *	1		
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Panelboards

Fused Disc Sw	10%			2045		* *	5		
Molded Case Bkrs	90%			2045		* *	5	\$400	

Wiring

Thermoplastic	100%			2049		* *	1		
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Motor Controllers

Locally Mounted	100%			2042		* *	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%								
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13638

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

Lighting

Interior Lighting

Fluorescent 15% 2034 * * 10 \$2,400

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

Fluorescent 80% 2037 * * 10 \$13,000

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout

Fluorescent 5% 2034 * * 10 \$800

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Lobby

Egress Lighting

Emergency, Battery 50% 2034 * * 10 \$2,100

Exit, LED 50% 2057 * * 1

Exterior Lighting

HID 10% 2034 * * 10

No Component 90%

Alarm

Security System

No Component 60%

Generic 40% 2039 * * 1 \$2,700

Fire/Smoke Detection

No Component 70%

Generic, Digital 30% 2034 * * 1-3 \$3,400

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

Plant Campus Steam / PRV 100% 2039 * * 1

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

Location : Throughout

Explanation : Steam Is Supplied By Columbia University

Distribution

Central Plant Steam 100% 2049 * * 4 \$900

Piping/Pmp

Terminal Devices

Air Handler 90% 2029 \$228,300 1 \$9,900

Convactor/Radiator 10% 2034 * * 1 \$600

Air Conditioning

Distribution

CW & CHW Wtr 100% 2049 * * 4 \$900

Pipe/Pump

Terminal Devices

Air Handler/Cool/Ht 100% 2029 \$202,300 1 \$11,000

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 13638

Mechanical		Current Repair		Future Replacement		Maintenance			
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	\$9,900	
	Exhaust Fans								
	Interior	100%			2034	* *	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2049	* *	1-5	\$9,300	
	Sprinkler								
	Generic	100%			2049	* *	1-2	\$5,000	

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : MORRISANIA BRANCH LIBRARY
Address : 610 EAST 169TH ST. @FRANKLIN AVE.
Borough : BRONX **Agency's Number** : M02
Program / Asset # : NPL0M02.000 / 13347 **Yr Built/Renovated** : 1908 / 1997
Area Sq Ft : 14,503 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 18-Dec-2019 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2615 **Lot** : 23 **BIN** : 2004303

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$37,500	\$110,000
Interior Architecture	\$39,400	
Electrical		\$97,900
Mechanical		\$478,100
Total	\$76,800	\$686,100
Importance Code A	\$37,500	\$110,000
Importance Code B		\$576,000
Importance Code C	\$39,400	
Total	\$76,800	\$686,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$45,700		\$3,100	
Interior Architecture	\$106,800		\$6,000	\$1,500
Electrical	\$3,500	\$400	\$500	\$400
Mechanical	\$9,600	\$5,100	\$3,400	\$4,700
Site Enclosure	\$10,500			
Site Pavements	\$24,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$204,100	\$9,500	\$16,900	\$10,600
Importance Code A	\$46,800	\$1,100	\$4,200	\$1,100
Importance Code B	\$131,800	\$8,400	\$12,700	\$9,400
Importance Code C	\$25,500			
Total	\$204,100	\$9,500	\$16,900	\$10,600



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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

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	\$75,000	
	Masonry: Granite	2%			LIFE	**	5	\$1,200	
	Masonry: Limestone	3%	Now	\$8,400	LIFE	**	5	\$900	
Staining/Discoloring, Extent : Severe, Area Affected : 10%									
Location : Entrance, Cornice									
Vegetation Growth, Extent : Moderate, Area Affected : 5%									
Location : At Entrance									
Windows									
	Aluminum	100%			2039	**	5	\$6,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : Protective Metal Grilles									
Parapets									
	Masonry: Brick	95%			LIFE	**	5-10	\$31,800	
	Masonry: Limestone	5%	0-2	\$2,300	LIFE	**	5	\$300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 15%									
Location : Coping Stone									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Coping Stone									
Roof									
	Roll Roofing	100%	2-4	\$7,300	2027	\$72,500	5	\$12,500	
Blisters, Extent : Severe, Area Affected : 20%									
Location : 3rd Floor Main Roof									
Debris Present, Extent : Moderate, Area Affected : 5%									
Location : Various Locations									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Lobby Area									
Interior									
Floors									
	Carpet	10%	Now	\$32,600	2033	**	3	\$3,300	
Worn/Eroded, Extent : Moderate, Area Affected : 70%									
Location : Staff Area									
	Carpet	30%			2030	\$97,700	3	\$9,800	
	Cast in Place Concrete	20%			LIFE	**	5	\$19,000	
	Marble Panels	10%	Now	\$3,700	LIFE	**	5	\$1,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Main Stair To Basement									
	Terrazzo	5%			LIFE	**	5	\$1,700	
	Vinyl Tile	15%	Now	\$32,600	2041	**	3	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Basement									
	Wood	10%	2-4	\$8,400	2046	**	5	\$2,000	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : 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.

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

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									
	Masonry: Brick	10%			LIFE	**	10	\$1,400	
	Plaster	90%	Now	\$39,400	LIFE	**	5	\$12,500	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Basement									
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Basement At Stairs									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Basement									
Ceilings									
	AcousTileSusp.Lay-In	25%			2044	**	5	\$5,400	
	Plaster	75%			LIFE	**	5-10	\$28,000	
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2051	**			
	Iron Picket	50%			2066	**			
Retaining Walls									
	Masonry: Fieldstone	100%	4+	\$10,500	2051	**			
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : East Side Of Building									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			
On-Site Walkways									
	Cast in Place Concrete	90%	Now	\$24,100	2044	**			
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : East Walkways And Front Walkways									
	Masonry: Granite	10%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2031	\$1,700	5	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 400 Ampere, Main Disconnect Switch And Switch Gear Attached In One Panel Board									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2031	\$38,000	5	\$400	
Raceway									
Conduit		30%			2051	* *	1		
Conduit		70%			2031	\$25,800	1		

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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

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%			2047	**	5		
	Molded Case Bkrs	95%			2047	**	5	\$400	
Wiring									
	Thermoplastic	70%			2051	**	1		
	Thermoplastic	30%			2031	\$9,800	1		
Motor Controllers									
	Locally Mounted	100%			2044	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$400	
Lighting									
Interior Lighting									
	Fluorescent	20%			2026	\$34,200	10	\$2,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : T12 Lamps								
	Fluorescent	75%			2036	**	10	\$10,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : First, Second And Third Floor								
	Fluorescent	5%			2036	**	10	\$700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : First, Second And Third Floor								
Egress Lighting									
	Emergency, Battery	50%			2036	**	10	\$1,800	
	Exit, Service	50%			2036	**	1		
Exterior Lighting									
	HID	20%			2026	\$12,900	10		
	No Component	80%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2036	**	1	\$1,600	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	**	1-3	\$2,700	

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								
	Interruptible Gas/Dual Fuel	100%			2051	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

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	40%			2031	\$15,000	1	\$2,900	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Explanation : Two Units, 15 Ton Furnace With Both Heating Cooling Coils							
	Steam Boiler	60%			2036	* *	1	\$8,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	70%			2047	* *	4	\$800	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Basement Boiler Room							
		Explanation : Hot Water Coil In Steam Boiler							
	No Component	30%							
Terminal Devices									
	Convactor/Radiator	60%			2036	* *	1	\$2,800	
	Fan Coil Unit/Heat	40%			2031	\$95,700	1	\$1,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	90%			2031	\$116,400	2	\$800	
		R-22 Refrigerant, Extent : Severe, Area Affected : 100%							
		Location : Roof							
	Window/Wall Unit	10%			2026	\$3,300	1		
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	\$179,100	1	\$9,000	
	Heat Rejection								
	Dry Cooler	100%			2031	\$86,900	2	\$10,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	80%			LIFE	* *	2-5	\$10,200	
	No Component	20%							
	Exhaust Fans								
	Roof	10%			2031	\$2,700	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2051	* *	1		
	Galvanized Steel	80%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$9,700	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.

NEW YORK PUBLIC LIBRARY - 035
MORRISANIA BRANCH LIBRARY
Asset # : 13347

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	\$3,300	LIFE	* *	1		
			Leak Evident, Extent : Moderate, Area Affected : 10%						
			Location : Roof Drain Piping Leaking During Rain To 3rd Floor Below						
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$2,400	4	\$500	
	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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : MOSHOLU BRANCH LIBRARY
Address : 285 EAST 205TH ST. NEAR BAINBRIDGE AVE.
Borough : BRONX **Agency's Number** : M03
Program / Asset # : NPL0M03.000 / 13348 **Yr Built/Renovated** : 1955 / 2000
Area Sq Ft : 10,285 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 13-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3341 **Lot** : 76 **BIN** : 2018123

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$89,800
Interior Architecture		\$35,500
Electrical		\$35,000
Mechanical		\$104,600
Total		\$264,800
Importance Code A		\$89,800
Importance Code B		\$175,000
Total		\$264,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$57,900			
Interior Architecture	\$21,300		\$1,300	\$1,400
Electrical	\$21,400	\$100	\$100	\$200
Mechanical	\$4,600	\$2,800	\$2,000	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$109,000	\$6,900	\$7,400	\$7,900
Importance Code A	\$58,400	\$500	\$500	\$500
Importance Code B	\$40,300	\$6,400	\$6,800	\$6,900
Importance Code C	\$10,400			\$500
Total	\$109,000	\$6,900	\$7,400	\$7,900



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

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

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	40%	Now	\$10,400	LIFE	**	5	\$3,200	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
		Location : Rear Of Building							
		Spalling, Extent : Severe, Area Affected : 5%							
		Location : Rear Of Building							
		Staining/Discoloring, Extent : Severe, Area Affected : 10%							
		Location : Chimney							
	Masonry: Fieldstone	25%			LIFE	**	5	\$3,000	
	Masonry: Granite	10%			LIFE	**	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Facade							
		Explanation : Painted Surfaces							
	Window Wall	25%	Now	\$10,400	2051	**	5	\$3,700	
		Other Observation, Extent : Severe, Area Affected : 25%							
		Location : Window Wall							
		Explanation : Awning Units Inoperable							
Windows									
	Aluminum	50%	Now	\$2,200	2039	**	5	\$1,200	
		Unit Inoperable, Extent : Moderate, Area Affected : 2%							
		Location : Basement Window							
	Glass Block	50%			LIFE	**	5	\$3,000	
Roof									
	Roll Roofing	100%	2-4	\$18,000	2030	\$89,800	5	\$16,700	
		Patching Evident, Extent : Moderate, Area Affected : 5%							
		Location : Main Roof							
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Main Roof							
Soffits									
	Cast in Place Concrete	100%	4+	\$13,300	LIFE	**	5	\$10,900	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 10%							
		Location : Overhang							
Interior									
Floors									
	Ceramic Tile	5%			2040	**	5	\$800	
	Terrazzo	5%			LIFE	**	5	\$1,200	
	Vinyl Tile	25%	4+	\$7,100	2031	\$35,500	3	\$1,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Staff Area							
		Worn/Eroded, Extent : Moderate, Area Affected : 15%							
		Location : Auditorium							
	Vinyl Tile	65%			2036	**	3	\$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.

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

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

Interior

Interior Walls

Ceramic Tile	5%		2040	**	5	\$1,000		
Marble Panels	8%		LIFE	**	10	\$700		
Plaster	85%		LIFE	**	5-10	\$14,700		
SGFT/Glazed Masonry	2%		LIFE	**	10	\$200		

Ceilings

AcousTileSusp.Lay-In	80%		2036	**	5	\$7,900		
Gypsum Board	10%		LIFE	**	5-10	\$3,400		
Plaster	10%		LIFE	**	5-10	\$1,700		

Site Enclosure

Fence/Gates

Aluminum Rail	90%		2044	**	5-10			
Chain Link	10%		2041	**				

Other Observation, Extent : Light, Area Affected : 5%

Location : Roof

Explanation : Equipment Enclosure

Retaining Walls

Cast in Place Concrete	100%		2051	**				
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2044	**				
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On-Site Walkways

Cast in Place Concrete	70%		2036	**				
Slate	30%		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

Fused Disc Sw	100%		2031	\$1,600	5				
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%		2031	\$35,000	5	\$300			
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Raceway

Conduit	95%		2031	\$32,300	1				
Conduit	5%		2051	**	1				

Panelboards

Fused Disc Sw	5%		2030	\$800	5				
Molded Case Bkrs	40%		2047	**	5	\$100			
Molded Case Bkrs	55%		2030	\$8,900	5	\$100			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

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	70%	2-4	\$21,000	2056	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	30%			2051	**	1		
Motor Controllers									
	Locally Mounted	30%			2044	**	5		
	Locally Mounted	70%			2029	\$22,900	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	100%			2036	**	10	\$9,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T-8 Lamps									
Egress Lighting									
	Emergency, Battery	50%			2036	**	10	\$1,200	
	Exit, LED	40%			2059	**	1		
	Exit, Service	10%			2026	\$200	1		
Exterior Lighting									
	HID	30%			2026	\$12,600	10		
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	20%			2036	**	1	\$800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Area And Entrance Lobby									
Explanation : Surveillance Camera CCTV									
	Generic	10%			2026	\$3,400	1	\$400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Area And Basement									
Explanation : Intrusion Alarm And Motion Sensor									

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%			2051	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

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%			2044	**	1	\$5,100	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$800	
	Terminal Devices								
	Air Handler	20%			2031	\$29,400	1	\$1,300	
	Convactor/Radiator	80%			2044	**	1	\$2,700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating	20%			2031	\$17,700	1	\$1,000	
	Compr/Chiller								
	Exterior Pkg Unit -	70%			2026	\$59,200	2	\$400	
	Cooling								
			R-22 Refrigerant, Extent : Moderate, Area Affected : 100%						
			Location : Roof						
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Roof						
			Explanation : 2 Units						
	Window/Wall Unit	10%			2026	\$2,200	1		
	Terminal Devices								
	Air Handler/Cool/Ht	20%			2031	\$23,400	1	\$1,300	
	No Component	80%							
	Heat Rejection								
	Dry Cooler	80%			2031	\$45,400	2	\$5,700	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,100	
	Exhaust Fans								
	Interior	20%			2031	\$7,400	2	\$100	
	Roof	80%			2031	\$13,900	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2051	**	1		
	Galvanized Steel	60%			2044	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$6,400	2	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Mechanical Room						
			Explanation : 1 Unit						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MOSHOLU BRANCH LIBRARY
Asset # : 13348

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2031	\$3,000	4	\$600	
				Corroded, Extent : Moderate, Area Affected : 5%					
				Location : Basement					
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 1st Floor					
				Explanation : 1 Unit					

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : MOTT HAVEN BRANCH LIBRARY
Address : 321 EAST 140TH ST. @ALEXANDER AVE.
Borough : BRONX **Agency's Number** : M04
Program / Asset # : NPL0M04.000 / 13349 **Yr Built/Renovated** : 1905 / 2003
Area Sq Ft : 16,020 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 05-Mar-2020 **Landmark Status** : HISTORICAL LANDMARK DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2315 **Lot** : 18 **BIN** : 2000744

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$224,000	
Electrical		\$224,100
Mechanical	\$98,600	\$187,600
Total	\$322,600	\$411,700
Importance Code A	\$224,000	
Importance Code B	\$98,600	\$411,700
Total	\$322,600	\$411,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$105,800		\$4,900	
Interior Architecture	\$81,100		\$6,100	
Electrical	\$700	\$400	\$600	\$600
Mechanical	\$13,900	\$1,600	\$1,100	\$1,200
Site Pavements	\$8,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$214,100	\$6,000	\$16,600	\$5,700
Importance Code A	\$119,400	\$800	\$5,700	\$800
Importance Code B	\$37,300	\$5,200	\$9,900	\$5,000
Importance Code C	\$57,400		\$1,000	
Total	\$214,100	\$6,000	\$16,600	\$5,700



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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

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%			LIFE	**	5	\$61,000	
	Masonry: Brick	65%			LIFE	**	5	\$50,700	
	Masonry: Granite	4%			LIFE	**	5	\$2,300	
	Masonry: Limestone	10%	Now	\$27,800	LIFE	**	5	\$2,900	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 75%									
Location : Over Entry, Window Sills, Belt Coursing									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Window Sills And Spandrels									
	Metal Panel	1%			2051	**	5-10	\$2,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof Bulkhead									
Explanation : Metal Siding									
	Stucco Cement	10%			2044	**	5	\$9,800	
Windows									
	Wood	100%	Now	\$224,000	2056	**	5	\$25,300	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Basement Windows									
Dry Rot/Decay, Extent : Severe, Area Affected : 5%									
Location : Throughout									
Hardware Missing, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
Misaligned/Bulging, Extent : Severe, Area Affected : 15%									
Location : 3rd Floor									
Thermally Inefficient, Extent : Severe, Area Affected : 100%									
Location : All Windows									
Caulking Deteriorated, Extent : Severe, Area Affected : 25%									
Location : Exterior Face									
Unit Inoperable, Extent : Severe, Area Affected : 25%									
Location : Various Locations									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : 2nd Floor Transoms									
Other Observation, Extent : Light, Area Affected : 25%									
Location : 1st Floor Windows									
Explanation : Protective Metal Grilles									
Parapets									
	Cast Stone/Terra Cotta	25%			LIFE	**	5-10	\$16,200	
	Masonry: Brick	60%			LIFE	**	5-10	\$9,300	
Other Observation, Extent : Light, Area Affected : 95%									
Location : Parapet Walls									
Explanation : Interior Covered With Modified Bitumen Roofing									
	Masonry: Limestone	5%			LIFE	**	5-10	\$1,400	
	Metal Panel	10%			2051	**	5	\$900	
Roof									
	Modified Bitumen	98%			2036	**	10	\$11,900	
	Skylight, Metal/Glass	2%			2051	**	10	\$800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	20%			2030	\$72,000	3	\$7,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$5,200	
	Ceramic Tile	5%			2034	**	5	\$1,200	
	Vinyl Tile	70%			2036	**	3	\$6,300	
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$2,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,700	
	Gypsum Board	15%			LIFE	**	5-10	\$10,600	
	Masonry: Brick	10%	Now	\$19,100	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%								
	Location : Basement								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Perimeter Walls, Basement								
	Plaster	5%	Now	\$1,000	LIFE	**	5	\$600	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Basement Stair, Due To Plumbing Leak								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Basement Stair, Due To Plumbing Leak								
	Plaster	55%			LIFE	**	5-10	\$19,500	
	Wood	5%			LIFE	**	5	\$16,700	
Ceilings									
	Exposed Concrete	5%			LIFE	**	5-10	\$1,500	
	Glass: Susp Panels	5%			LIFE	**	10	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Over Main Stair On 3rd Floor Landing								
	Explanation : Decorative Glass								
	Gypsum Board	15%			LIFE	**	5-10	\$12,400	
	Plaster	75%			LIFE	**	5-10	\$30,900	
Site Enclosure									
Fence/Gates									
	Chain Link	50%			2041	**			
	Iron Picket	50%			2051	**			
Retaining Walls									
	Masonry: Brick	100%			2041	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			
On-Site Walkways									
	Cast in Place Concrete	50%	Now	\$8,700	2044	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 60%								
	Location : Sideyard, Edge Of Ramp								
	Masonry: Brick	20%			2041	**			
	Masonry: Granite	30%			LIFE	**			

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2041	* *	5	\$400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2041	* *	5	\$400	
Raceway									
	Conduit	90%			2041	* *	1		
	Conduit	10%			2051	* *	1		
Panelboards									
	Fused Disc Sw	5%			2030	\$900	5		
	Molded Case Bkrs	30%			2047	* *	5	\$100	
	Molded Case Bkrs	65%			2030	\$11,400	5	\$300	
Wiring									
	Thermoplastic	70%			2031	\$22,800	1		
	Thermoplastic	30%			2051	* *	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$35,500	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	65%			2031	\$122,600	10	\$9,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
	Fluorescent	35%			2031	\$66,000	10	\$5,100	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Reading Areas And Office</i>									
Egress Lighting									
	Emergency, Battery	50%			2031	\$12,700	10	\$1,900	
	Exit, LED	10%			2066	* *	1		
	Exit, Service	40%			2031	\$1,100	1		
Exterior Lighting									
	HID	20%			2031	\$14,200	10		
	No Component	80%							

Alarm

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

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

Generic

70%

20%

2036

* *

1

\$1,200

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

Generic

10%

2026

\$5,700

1

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Area And Basement**Explanation : Intrusion Alarm And Motion Sensor*

Fire/Smoke Detection

No Component

Generic, Digital

70%

30%

2036

* *

1-3

\$3,000

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

Interruptible Gas/Dual

Fuel

100%

2041

* *

1

*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : The Oil Tank Appears To Be Abandoned In Place.*

Conversion Equipment

Hot Water Boiler

100%

Now

\$13,600

2044

* *

1

\$7,100

1

*Malfunctioning, Extent : Severe, Area Affected : 100%**Location : Boiler Room, Malfunctioning Boiler. Temporary Boiler In Use Throughout Building**Unit Inoperable, Extent : Severe, Area Affected : 100%**Location : Basement, Boiler Not Working**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : 1 Natural Gas Fired Hot Water Boiler.*

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$1,200

Terminal Devices

Convactor/Radiator

50%

2036

* *

1

\$2,600

No Component

50%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Third Floor Mechanical Equipment Room**Explanation : Air Handling Equipment Is Used For Heating Cooling And Ventilation***Air Conditioning**

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

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								
	Under Construction	100%							
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%			2029	\$187,600	2	\$500	
	Under Construction	50%							
	Distribution								
	Under Construction	100%							
	Terminal Devices								
	Air Handler/Dir Expansion	50%	0-2	\$98,600	2041	* *	1		
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Third Floor Mechanical Equipment Room Explanation : Defective Temperature Control System							
	Under Construction	50%							
	Heat Rejection								
	Under Construction	100%							
	Dehumidifier								
	Under Construction	100%							
Ventilation									
	Distribution								
	Under Construction	100%							
	Exhaust Fans								
	Roof	10%			2031	\$2,900	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Near Boiler Chimney Stack Explanation : Equipment Serves Toilet Rooms							
	No Component	90%							
		Other Observation, Extent : Light, Area Affected : 0% Location : Third Floor Mechanical Equipment Room Explanation : The Air Handling Equipment Serves The Library For Its Heating Cooling And Ventilation Needs							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$10,800	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									

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

NEW YORK PUBLIC LIBRARY - 035
MOTT HAVEN BRANCH LIBRARY
Asset # : 13349

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 3rd 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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : MUHLENBERG BRANCH LIBRARY
Address : 209 WEST 23RD ST. @SEVENTH AVE.
Borough : MANHATTAN **Agency's Number** : M05
Program / Asset # : NPL0M05.000 / 13350 **Yr Built/Renovated** : 1906 / 2011
Area Sq Ft : 13,729 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 24-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 773 **Lot** : 38 **BIN** : 1014150

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$37,500	\$147,400
Interior Architecture		\$79,700
Electrical		\$312,700
Mechanical	\$190,300	\$188,400
Total	\$227,800	\$728,200
Importance Code A	\$37,500	\$147,400
Importance Code B	\$190,300	\$580,800
Total	\$227,800	\$728,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$41,600	\$2,700	\$300	
Interior Architecture	\$238,600		\$23,400	\$6,400
Electrical	\$1,100	\$2,200	\$900	\$1,100
Mechanical	\$2,200	\$23,300	\$3,600	\$1,500
Site Pavements	\$8,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$296,000	\$32,200	\$32,100	\$13,000
Importance Code A	\$42,300	\$3,400	\$1,000	\$700
Importance Code B	\$235,900	\$28,800	\$31,100	\$12,300
Importance Code C	\$17,900			
Total	\$296,000	\$32,200	\$32,100	\$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.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	65%	2-4	\$12,100	LIFE	* *	5	\$6,800	
Spalling, Extent : Light, Area Affected : 20%								
Location : Various Locations - East And North Facades								
Masonry: Granite	5%			LIFE	* *	5	\$400	
Masonry: Limestone	25%	4+	\$37,500	LIFE	* *	5	\$2,000	
Staining/Discoloring, Extent : Moderate, Area Affected : 30%								
Location : Street Facade								
Metal Panel	5%			2048	* *	5-10	\$3,600	
Windows								
Aluminum	15%			2044	* *	5	\$600	
Steel	60%			2027	\$147,400	5	\$30,000	
Wood	25%			2036	* *	5	\$10,000	
Parapets								
Masonry: Brick	60%			LIFE	* *	5	\$400	
Masonry: Limestone	30%	4+	\$2,400	LIFE	* *	5	\$200	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : Decorative Cornice - Street (South) Façade								
Metal: Cage/Fence	5%			2033	* *	5-10	\$300	
Slate	5%			LIFE	* *	5		
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : Coping Stones - North Facade								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
Location : Coping Stones - North Facade								
Roof								
Metal Panel	10%			2033	* *	10	\$1,500	
Modified Bitumen	90%	0-2	\$12,100	2033	* *			
Debris Present, Extent : Moderate, Area Affected : 20%								
Location : Upper Roof Atop Apartment								
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%								
Location : Main Roof								
Ponding, Extent : Moderate, Area Affected : 20%								
Location : Roof Perimeter								

Interior

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Floors									
Carpet	60%	Now	\$185,000	2030	\$185,000	3	\$18,500		
Worn/Eroded, Extent : Moderate, Area Affected : 50%									
Location : Throughout 1st And 2nd Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$2,200		
Ceramic Tile	5%	2-4	\$1,200	2024	\$23,400	5	\$500		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Marble Panels	10%	2-4	\$8,800	LIFE	**	5	\$1,500		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Vinyl Tile	10%	2-4	\$2,100	2028	\$20,500	3	\$800		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Wood	10%			2031	\$79,700	5	\$3,900		
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Basement And 3rd Floor Apartment									
Interior Walls									
Glass: Single Pane	5%			LIFE	**	5	\$1,300		
Gypsum Board	15%	2-4	\$1,300	LIFE	**	5	\$3,200		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Plaster	50%			LIFE	**	5	\$5,300		
Plaster	25%	Now	\$16,600	LIFE	**	5	\$2,600		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Basement, Vacant Custodians Apartment									
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Basement, Vacant Custodians Apartment									
Wood	5%			LIFE	**	5	\$7,000		
Ceilings									
AcousTileSusp.Lay-In	15%			2041	**	5	\$3,100		
Masonry:Vault Struct	8%	Now	\$14,200	LIFE	**				
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Sidewalk Vault In Basement Where Water And Electrical Mains Enter Building									
Plaster	10%			LIFE	**	5	\$1,300		
Plaster	57%			LIFE	**	5	\$7,300		
Plaster	10%	Now	\$9,500	LIFE	**	5	\$1,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : Vacant Custodians Apartment									
Paint Peeling, Extent : Severe, Area Affected : 50%									
Location : Vacant Custodians Apartment									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$8,600	2041	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 35%									
Location : Sidewalk At West 23rd Street Entrance									

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

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

Activity Yard

Not Accessible 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% 2038 * * 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 800 Amperes.*

Switchgear / Switchboard

Fused Disc Sw 100% 2038 * * 5 \$100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit 100% 2038 * * 1

Panelboards

Fused Disc Sw 5% 2036 * * 5

Molded Case Bkrs 95% 2036 * * 5 \$300

Wiring

Thermoplastic 100% 2038 * * 1

Motor Controllers

Locally Mounted 100% 2033 * * 5 \$100

Ground

Grounding Devices

Not Accessible 100%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Basement**Explanation : Located In The Crawlspace*

Lighting

Interior Lighting

Fluorescent 90% 2028 \$145,500 10 \$11,300

*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Fluorescent 5% 2033 * * 10 \$600

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

Fluorescent 5% 2033 * * 10 \$600

*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Offices*

Egress Lighting

Emergency, Battery 50% 2028 \$10,900 10 \$1,700

Exit, LED 50% 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.

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

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

Lighting

Exterior Lighting

HID	10%		2028	\$6,100	10			
No Component	90%							

Alarm

Security System

No Component	80%							
Generic	20%		2028	\$9,800	1	\$1,000		

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

Location : Hallways

Explanation : Intrusion Alarm Only; Motion Sensors

Fire/Smoke Detection

Generic, Digital	100%		2028	\$167,200	1-3	\$8,700		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%		2038	**	1			
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Conversion Equipment

Hot Water Boiler	100%		2033	**	1	\$6,800		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	100%		2036	**	4	\$700		
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Terminal Devices

Air Handler	60%		2028	\$127,600	1	\$5,100		
Convactor/Radiator	40%		2026	\$32,400	1	\$1,800		

Air Conditioning

Energy Source

Electricity	100%		2036	**	1			
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Conversion Equipment

Exterior Pkg Unit - Cooling	50%		2023	\$61,200	2	\$400		
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R-22 Refrigerant, Extent : Light, Area Affected : 50%

Location : 1 Unit, Roof

Split Unit	40%		2023	\$129,100				
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R-22 Refrigerant, Extent : Light, Area Affected : 40%

Location : 2 Units, Roof

No Component	10%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
MUHLENBERG BRANCH LIBRARY
Asset # : 13350

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Terminal Devices								
	Air Handler/Dir Expansion	40%		2028	\$60,900	1		
	No Component	60%						
Heat Rejection								
	Air Cooled Condenser Unit	40%		2028	\$11,000	2	\$3,800	
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,700	
Exhaust Fans								
	Interior	50%		2028	\$26,900	2	\$200	
	Roof	50%		2023	\$12,600	2	\$200	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2038	* *	1		
Water Heater								
	Gas Fired	100%		2023	\$9,200	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 3rd 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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : NEW DORP BRANCH LIBRARY
Address : 309 NEW DORP LANE @ CLAWSON ST.
Borough : STATEN ISLAND **Agency's Number** : N01
Program / Asset # : NPL0N01.000 / 13351 **Yr Built/Renovated** : 1971 / 2000
Area Sq Ft : 12,000 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3643 **Lot** : 5 **BIN** : 5052750

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Mechanical		\$152,500
Total		\$152,500
Importance Code B		\$152,500
Total		\$152,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,600			
Interior Architecture	\$12,200		\$13,000	
Electrical	\$600	\$600	\$800	\$600
Mechanical	\$4,300	\$100	\$1,200	\$100
Total	\$36,600	\$700	\$15,000	\$700
Importance Code A	\$19,600	\$100		\$100
Importance Code B	\$11,600	\$600	\$15,000	\$600
Importance Code C	\$5,500			
Total	\$36,600	\$700	\$15,000	\$700



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

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

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 Cavity	45%			LIFE	**	5	\$14,500	
	Metal/Glass Curt Wall	20%			LIFE	**	5	\$12,100	
	Metal Panel	15%			2051	**	5-10	\$16,600	
	Slate Panels	15%			LIFE	**	5	\$3,600	
	Window Wall	5%			2051	**	5	\$3,000	
Windows									
	Aluminum	100%			2047	**	5	\$1,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Skylights On Roof								
	Explanation : These Are Clerestory Windows								
Parapets									
	Masonry: Brick	35%			LIFE	**	5-10	\$4,600	
	Metal Panel	15%			2051	**	5	\$1,100	
	No Component	50%							
Roof									
	Modified Bitumen	100%			2039	**	10	\$33,700	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Soffits									
	Gypsum Board: Exterior Grade	100%			LIFE	**			
Interior									
Floors									
	Cast in Place Concrete	3%			LIFE	**	5	\$2,300	
	Paint Peeling, Extent : Light, Area Affected : 25%								
	Location : Throughout Mechanical Rooms								
	Granite Panels	7%			LIFE	**	5	\$1,800	
	Vinyl Tile	65%			2036	**	3	\$4,300	
	Wood	25%			2059	**	5	\$8,200	
Interior Walls									
	Concrete Masonry Unit	60%			LIFE	**	5	\$5,000	
	Glass Block	10%			LIFE	**	10	\$400	
	Gypsum Board	15%			LIFE	**	5-10	\$2,600	
	Plaster	15%			LIFE	**	5-10	\$1,300	
Ceilings									
	AcousTileSusp.Lay-In	85%			2044	**	5	\$14,900	
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,800	
	Gypsum Board	5%			LIFE	**	5-10	\$3,000	
	Plaster	5%			LIFE	**	5-10	\$1,500	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			

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

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

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%			2041	**	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%			2041	**	5	\$100	
	Raceway								
	Conduit	100%			2051	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2039	**	5	\$300	
	Wiring								
	Thermoplastic	100%			2051	**	1		
	Motor Controllers								
	Locally Mounted	100%			2036	**	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	LED	100%			2041	**			
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$1,400	
	Exit, Battery	50%			2036	**	10	\$400	
	Exterior Lighting								
	LED	100%			2041	**			
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Building Perimeter						
Alarm									
	Security System								
	Generic	50%			2036	**	1	\$2,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : CCTV Surveillance System						
	Generic	50%			2036	**	1	\$2,200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Intrusion Alarm System						
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2039	**	1-3	\$1,500	

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

NEW YORK PUBLIC LIBRARY - 035
NEW DORP BRANCH LIBRARY
Asset # : 13351

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	5%			2051	**	1		
	Natural Gas	95%			2051	**	1		
	Conversion Equipment								
	Radiant Heater	5%			2031	\$10,800	2	\$300	
	No Component	95%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location :								
	Explanation : See Air Conditioning Section								
	Terminal Devices								
	Convactor/Radiator	5%			2036	**	1	\$200	
	No Component	95%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2026	\$152,500	2	\$700	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 4 Rooftop Units Each With Direct Expansion Coils And A Gas-fired Furnace								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,600	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	**	1		
	Water Heater								
	Gas Fired	100%	Now	\$100	2029	\$7,400	2	\$100	
	Broken, Extent : Severe, Area Affected : 5%								
	Location : Flue Vent Disconnected From Water Heater In 1st Floor Closet								
	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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : NYPL SERVICES CENTER
Address : 31-11 THOMSON AVENUE
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : NPL0S08.000 / 14502 **Yr Built/Renovated** : 1970 / 2010
Area Sq Ft : 148,207 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 15-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,PEN
Block : 275 **Lot** : 7501 **BIN** : 4003522

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$315,800	\$105,100
Interior Architecture	\$384,300	\$346,200
Electrical	\$135,900	
Mechanical	\$91,700	\$2,675,200
Total	\$927,800	\$3,126,500
Importance Code A	\$315,800	\$105,100
Importance Code B	\$612,000	\$2,979,500
Importance Code C		\$41,900
Total	\$927,800	\$3,126,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$8,400	\$15,800	\$8,100	
Interior Architecture	\$33,300	\$2,800		\$33,300
Electrical	\$27,400	\$25,300	\$30,700	\$22,000
Mechanical	\$50,000	\$78,400	\$36,000	\$55,100
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$127,000	\$130,200	\$82,700	\$118,200
Importance Code A	\$15,700	\$23,500	\$15,400	\$7,300
Importance Code B	\$111,300	\$106,700	\$67,300	\$110,900
Importance Code C				
Total	\$127,000	\$130,200	\$82,700	\$118,200



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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior									
Exterior Walls									
	Cast in Place Concrete	12%			LIFE	**	5	\$45,000	
	Masonry: Brick Cavity	80%	2-4	\$243,900	LIFE	**	5	\$60,000	
	Efflorescence, Extent : Light, Area Affected : 5%								
	Location : Mechanical Penthouse								
	Expansion Joint Failure, Extent : Light, Area Affected : 10%								
	Location : East Facade								
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 15%								
	Location : All Facades								
	Patching Evident, Extent : Light, Area Affected : 20%								
	Location : All Facades								
	Spalling, Extent : Moderate, Area Affected : 15%								
	Location : North And East Facades, Loading Dock								
	Water Penetration, Extent : Light, Area Affected : 5%								
	Location : Loading Dock At Lintel								
	Masonry: Marble	1%			LIFE	**	5	\$600	
	Metal Sect. OHD	5%			2044	**	5	\$11,700	
	Pre-Cast Concrete	2%			LIFE	**	5	\$4,900	
Windows									
	Aluminum	100%			2049	**	5	\$4,400	
Parapets									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,100	
	Concrete Masonry Unit	5%			LIFE	**	5	\$500	
	Masonry: Brick Cavity	73%	4+	\$5,900	LIFE	**	5	\$5,900	
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%								
	Location : Throughout								
	Metal Panel	5%			2047	**	5	\$1,600	
	Metal Rail	2%			2032	**	5-10	\$2,900	
	Pre-Cast Concrete	10%			LIFE	**	5	\$5,100	
Roof									
	Cast in Place Concrete	97%	Now	\$71,900	LIFE	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout Parking Area								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 15%								
	Location : Throughout Parking Area								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : At Roof Penetrations Above 3rd Floor Laboratories								
	Roll Roofing	3%			2023		5	\$5,000	

Interior

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

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	30%			2028	\$920,300	3	\$133,100	
	Cast in Place Concrete	25%			LIFE	* *	5	\$121,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Epoxy Coating									
	Sheet Vinyl/Rubber	35%			2035	* *	5	\$116,500	
	Vinyl Tile	10%			2035	* *	3	\$8,300	
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	* *	5	\$28,000	
	Gypsum Board	50%			LIFE	* *	5	\$41,900	
Ceilings									
	AcousTileConcealSpLn	40%			2044	* *	5	\$110,900	
	Exposed Concrete	35%	Now	\$270,700	LIFE	* *	5	\$12,100	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : At Trench Drain From Ramp Above									
	Gypsum Board	25%			LIFE	* *	5	\$69,300	

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									
Service Equipment									
Fused Disc Sw		100%			2053	* *	5	\$600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 4,000 Amperes.									
Switchgear / Switchboard									
Fused Disc Sw		100%			2053	* *	5	\$600	
Raceway									
Conduit		100%			2053	* *	1		
Panelboards									
Fused Disc Sw		10%			2049	* *	5	\$300	
Molded Case Bkrs		90%			2049	* *	5	\$3,500	
Wiring									
Thermoplastic		100%			2053	* *	1		
Motor Controllers									
Locally Mounted		5%			2044	* *	5	\$100	
Variable Frequency Drive		95%			2044	* *			
Ground									
Grounding Devices									
Generic		100%			LIFE	* *	5	\$2,200	
Stand-by Power									
Transfer Switches									
Automatic		100%			2044	* *	1	\$45,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

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
Stand-by Power									
	Generators								
	Diesel	100%			2040	**	1	\$57,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
		Explanation : Emergency Generator Rated At 335 Kilowatts							
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$5,500	
Fuel Storage									
	Day Tank	50%			2049	**	5	\$13,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room/ Roof							
		Explanation : 150 Gallons Rated Capacity							
	Main Tank	50%			2062	**	5	\$2,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 1,250 Gallons Rated Capacity							
Lighting									
	Interior Lighting								
	Fluorescent	75%			2035	**	10	\$101,900	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	25%			2035	**	10	\$34,000	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Service	50%			2035	**	1		
	Exit, LED	50%			2062	**	1		
Exterior Lighting									
	HID	10%			2035	**	10		
	LED	10%			2035	**			
	No Component	80%							
Alarm									
	Security System								
	No Component	40%							
	Generic	60%			2035	**	1	\$33,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways, Storage Areas And Outside							
		Explanation : CCTV Surveillance Camera System							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	**	1-3	\$91,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Horns, Smoke Detectors							

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NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

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%			2053	* *	1		
	Conversion Equipment								
	Furnace	50%			2035	* *	1	\$36,600	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	50%			2044	* *	1	\$36,600	
		Other Observation, Extent : Light, Area Affected : 50%							
		Location : 3rd Floor Mechanical Room							
		Explanation : 4 Units							
	Distribution								
	Hot Wtr Piping/Pump	50%			2049	* *	4	\$3,700	
	No Component	50%							
	Terminal Devices								
	Air Handler	70%			2035	* *	1	\$64,200	
	Convactor/Radiator	10%			2040	* *	1	\$4,800	
	Fan Coil Unit/Heat	20%			2035	* *	1	\$9,600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	20%			2031	\$639,700	2	\$1,800	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : 2nd Floor Mechanical Rooms							
		Explanation : 2 Units. R-410a.							
	Int Pkg Unit - Heating/Cooling	50%			2028	\$1,599,200	2	\$4,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 50%							
		Location : 8 Units. 1st Floor And Basement							
	Ext Pkg Unit - Heating/Cooling	30%			2035	* *	2	\$2,700	
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : Roof							
		Explanation : 2 Package Units. R-407c.							
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2035	* *	2	\$31,000	
	Water Cooling Tower	70%			2031	\$399,500	2	\$104,400	
		Other Observation, Extent : Light, Area Affected : 70%							
		Location : Roof							
		Explanation : 1 Unit							

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

NEW YORK PUBLIC LIBRARY - 035
NYPL SERVICES CENTER
Asset # : 14502

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									
	Dehumidifier								
	No Component	60%							
	Generic	40%			2031	\$100			
				Other Observation, Extent : Light, Area Affected : 40%					
				Location : 3rd Floor Mechanical Room					
				Explanation : 2 Units					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$82,600	
	Exhaust Fans								
	Interior	50%			2035	* *	2	\$2,300	
	Roof	50%			2035	* *	2	\$2,300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	Water Heater								
	Gas Fired	100%	Now	\$27,500	2022	\$91,700	2	\$1,700	
				Other Observation, Extent : Severe, Area Affected : 10%					
				Location : 3rd Floor Mechanical Room					
				Explanation : Leaking Constantly With Multi-defects.					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	* *	4	\$3,100	
	Sewage Ejector(s)								
	Electric	100%			2035	* *	4	\$8,800	
	Backflow Preventer								
	Generic	100%			2035	* *	1	\$9,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 2 Units From Basement To Loading Dock, 1 Unit From Basement To 3rd Floor, 1 Unit From Basement To Roof					
				Explanation : 4 Units					
Fire Suppression									
	Standpipe								
	Generic	100%			2053	* *	1-5	\$74,700	
	Sprinkler								
	Generic	100%			2053	* *	1-2	\$41,500	

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : OTTENDORFER BRANCH LIBRARY
Address : 135 SECOND AVE. E. EIGHT ST. - ST. MARKS PLACE
Borough : MANHATTAN **Agency's Number** : 003
Program / Asset # : NPL0003.000 / 13355 **Yr Built/Renovated** : 1884 /
Area Sq Ft : 8,332 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 10-Jul-2013 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,3,4
Block : 464 **Lot** : 37 **BIN** : 1079841

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$134,600	\$182,600
Interior Architecture	\$48,300	
Electrical	\$56,600	\$68,700
Mechanical		\$49,100
Total	\$239,500	\$300,400
Importance Code A	\$134,600	\$182,600
Importance Code B	\$104,900	\$117,800
Total	\$239,500	\$300,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$39,500			
Interior Architecture	\$29,100	\$65,900		\$2,300
Electrical	\$37,300	\$200	\$16,600	\$300
Mechanical	\$21,600	\$1,300	\$2,900	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$131,400	\$71,400	\$23,500	\$7,800
Importance Code A	\$40,300	\$800	\$800	\$800
Importance Code B	\$86,400	\$70,100	\$22,700	\$7,000
Importance Code C	\$4,700	\$500		
Total	\$131,400	\$71,400	\$23,500	\$7,800



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

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

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	25%	2-4	\$47,500	LIFE	* *	5	\$4,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Water Penetration, Extent : Light, Area Affected : 5%							
		Location : Throughout							
	Masonry: Brick	75%	Now	\$23,500	LIFE	* *	5	\$13,200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : First Floor Level West Facade							
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : First Floor And Basement							
Windows									
	Aluminum	35%	2-4	\$7,100	2040	* *	5	\$400	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Wood	40%	2-4	\$2,700	2023	\$27,100	5	\$4,100	
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Wood	25%	0-2	\$16,900	2049	* *	5	\$2,600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
Parapets									
	Metal Cornice	30%	2-4	\$4,700	2039	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	No Component	70%							
Roof									
	Modified Bitumen	98%	2-4	\$36,500	2029	\$182,600			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Skylight, Metal/Glass	2%	2-4	\$8,100	2034	* *			
		Broken/Missing Elements, Extent : Light, Area Affected : 20%							
		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.

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%	2-4	\$6,500	2023	\$65,400	3	\$6,500	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
	Ceramic Tile	5%	4+	\$1,400	2033	**	5	\$300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Vinyl Tile	5%			2022	\$6,200	3	\$300	
	Wood	50%	Now	\$48,300	2039	**	5	\$5,800	
		Dry Rot/Decay, Extent : Moderate, Area Affected : 5%							
		Location : Third Floor And Basement Stairs							
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2033	**	5	\$1,000	
	Gypsum Board	5%	2-4	\$200	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Masonry: Brick	5%	0-2	\$4,400	LIFE	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	80%			LIFE	**	5	\$4,600	
Ceilings									
	AcousTileSusp.Lay-In	10%	2-4	\$600	2037	**	5	\$600	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Plaster	80%	Now	\$7,700	LIFE	**	5	\$6,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Third Floor							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 30%							
		Location : Throughout Third Floor							
	Plaster	10%	Now	\$1,900	LIFE	**	5	\$800	
		Water Penetration, Extent : Moderate, Area Affected : 30%							
		Location : First Floor And Second Floor							

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%			2034	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 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.

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

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								
	Fused Disc Sw	100%			2034	**	5		
	Raceway								
	Conduit	100%			2034	**	1		
	Panelboards								
	Molded Case Bkrs	30%			2040	**	5	\$100	
	Molded Case Bkrs	70%			2032	**	5	\$200	
	Wiring								
	Braided Cloth	20%	2-4	\$6,500	2049	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Third Floor							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Third Floor							
		Explanation : Third Floor Not Occupied							
	Thermoplastic	30%			2044	**	1		
	Thermoplastic	50%			2034	**	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$17,800	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Water Main							
Lighting									
	Interior Lighting								
	Fluorescent	70%			2029	\$68,700	10	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : First And Second Floors							
		Explanation : Using T-5 And T-8							
	Fluorescent	20%			2024	\$19,600	10	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Using T-8							
	HID	3%			2024	\$2,000	10		
	Incandescent	7%			2024	\$6,900	2		
	Egress Lighting								
	Emergency, Service	70%			2029	\$3,400	1		
	Exit, LED	30%			2052	**	1		
	Exterior Lighting								
	HID	100%			2024	\$37,000	10		
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2024	\$5,900	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.*

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

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%

2022

\$30,400

1-3

\$1,600

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%

2044

* *

1

Conversion Equipment

Steam Boiler

100%

2037

* *

1

\$8,300

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

Distribution

Central Plant Steam

100%

2044

* *

4

\$400

Piping/Pmp

Terminal Devices

Convactor/Radiator

100%

Now

\$4,900

2029

\$49,100

1

\$2,400

*Leak Evident, Extent : Severe, Area Affected : 50%**Location : Various Areas*

Air Conditioning

Energy Source

Electricity

100%

2032

* *

1

Conversion Equipment

Split Unit

15%

2029

\$29,400

*R-22 Refrigerant, Extent : Light, Area Affected : 15%**Location : Roof*

Window/Wall Unit

40%

2022

\$7,600

1

No Component

45%

Terminal Devices

Fan Coil - 2 Pipe

15%

2029

\$14,400

1

\$400

No Component

85%

Heat Rejection

Dry Cooler

15%

2029

\$4,100

2

\$900

No Component

85%

Ventilation

Distribution

Ductwork/Diffusers

10%

LIFE

* *

2-5

\$500

No Component

90%

Exhaust Fans

Roof

10%

2024

\$1,500

2

No Component

90%

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
OTTENDORFER BRANCH LIBRARY
Asset # : 13355

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2034	* *	1		
	Water Heater								
	Electric	100%			2022	\$8,100	4	\$100	
	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 3rd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2034	* *	1-2	\$100	

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

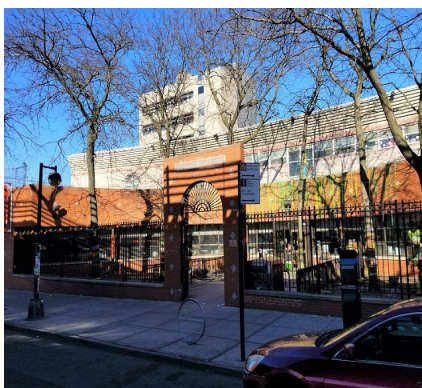
Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : PARKCHESTER BRANCH LIBRARY
Address : 1985 WESTCHESTER AVE. @PUGSLEY AVE.
Borough : BRONX **Agency's Number** : P01
Program / Asset # : NPL0P01.000 / 13356 **Yr Built/Renovated** : 1985 / 2004
Area Sq Ft : 14,744 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 17-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 3930 **Lot** : 59 **BIN** : 2028890

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$298,900
Total		\$298,900
Importance Code A		\$298,900
Total		\$298,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$48,700			
Interior Architecture	\$15,000		\$6,600	
Electrical	\$1,500	\$1,100	\$1,400	\$1,100
Mechanical	\$6,500	\$1,500	\$2,800	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$75,700	\$6,500	\$14,800	\$6,900
Importance Code A	\$49,400	\$700	\$700	\$700
Importance Code B	\$15,300	\$5,800	\$13,700	\$6,100
Importance Code C	\$10,900		\$400	
Total	\$75,700	\$6,500	\$14,800	\$6,900



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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

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	\$5,700	
	Masonry: Brick Cavity	60%			LIFE	**	5	\$13,600	
Windows									
	Aluminum	85%			2047	**	5	\$2,100	
	Metal Louvers	15%			2040	**	10	\$2,300	
Parapets									
	Concrete Masonry Unit	18%			LIFE	**	5-10	\$3,600	
	Masonry: Brick Cavity	25%			LIFE	**	5-10	\$6,200	
	Metal Rail	10%			2036	**	5-10	\$6,600	
	Metal: Cage/Fence	2%			2036	**	5-10	\$600	
	Stucco Cement	5%			2036	**	5	\$500	
	No Component	40%							
Roof									
	Built-Up (BUR)	100%	Now	\$29,900	2031	\$298,900			
		Ponding, Extent : Moderate, Area Affected : 25%							
		Location : At Roof Drains							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : At Elevator Bulkhead And Lower Roof, Open Stair							
Soffits									
	Stucco Cement	100%			2044	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$4,500	
	Ceramic Tile	5%			2034	**	5	\$500	
	Vinyl Tile	85%			2036	**	3	\$3,300	
Interior Walls									
	Ceramic Tile	5%			2034	**	5	\$800	
	Concrete Masonry Unit	55%			LIFE	**	5	\$7,200	
	Gypsum Board	40%			LIFE	**	5-10	\$11,200	
Ceilings									
	AcousTileSusp.Lay-In	90%			2044	**	5	\$9,800	
	AcousTileSusp.Lay-In	10%	Now	\$1,900	2044	**	5	\$500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Open Stair To 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Open Stair To 2nd Floor							
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2051	**			
	Iron Picket	60%			2066	**			
Free Standing Walls									
	Masonry: Brick	100%			2061	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

Architecture		Current Repair		Future Replacement		Maintenance		
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%		2036			* *			
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2051			* *	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%		2051			* *	5	\$100	
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Raceway

Conduit	100%		2051			* *	1		
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Panelboards

Fused Disc Sw	30%		2047			* *	5	\$100	
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Molded Case Bkrs	70%		2047			* *	5	\$300	
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Wiring

Thermoplastic	100%		2051			* *	1		
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Motor Controllers

Locally Mounted	30%		2044			* *	5		
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Variable Frequency Drive	70%		2048			* *			
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Ground

Grounding Devices

Generic	100%		LIFE			* *	5	\$400	
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Lighting

Interior Lighting

Fluorescent	90%		2036			* *	10	\$12,200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Reading Areas

Explanation : T-5 Lamps

Fluorescent	10%		2036			* *	10	\$1,400	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Bookcase Area, Mechanical Rooms

Explanation : T-8 Lamps

Egress Lighting

Emergency, Battery	50%		2036			* *	10	\$1,800	
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Exit, Service	50%		2036			* *	1		
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Exterior Lighting

HID	30%		2036			* *	10		
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No Component	70%								
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Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

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

50%

Generic

50%

2036

* *

1

\$2,800

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

Fire/Smoke Detection

Generic, Analog

100%

2036

* *

1-3

\$9,100

*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%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2044

* *

1

\$7,300

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

Distribution

Hot Wtr Piping/Pump

100%

2053

* *

4

\$700

Terminal Devices

Air Handler

50%

2036

* *

1

\$4,600

Convactor/Radiator

50%

2044

* *

1

\$2,400

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

100%

2032

* *

2

\$900

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

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$13,000

Exhaust Fans

Interior

60%

2036

* *

2

\$300

Roof

40%

2036

* *

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

70%

2051

* *

1

Galvanized Steel

30%

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.*

NEW YORK PUBLIC LIBRARY - 035
PARKCHESTER BRANCH LIBRARY
Asset # : 13356

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Water Heater							
	Gas Fired	100%		2029	\$9,100	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 : One Through Two							
	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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : PELHAM BAY BRANCH LIBRARY
Address : 3060 MIDDLETOWN RD. @JARVIS AVE.
Borough : BRONX **Agency's Number** : P02
Program / Asset # : NPL0P02.000 / 13357 **Yr Built/Renovated** : 1975 / 2007
Area Sq Ft : 9,505 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 24-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5404 **Lot** : 2 **BIN** : 2074963

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$396,700	
Electrical		\$35,000
Total	\$396,700	\$35,000
Importance Code A	\$396,700	
Importance Code B		\$35,000
Total	\$396,700	\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$43,900			
Interior Architecture	\$15,000		\$1,600	
Electrical	\$400	\$300	\$400	\$400
Mechanical	\$6,400	\$2,400	\$10,000	\$2,000
Total	\$65,800	\$2,600	\$11,900	\$2,400
Importance Code A	\$44,400	\$500	\$500	\$500
Importance Code B	\$14,700	\$2,200	\$11,400	\$2,000
Importance Code C	\$6,700			
Total	\$65,800	\$2,600	\$11,900	\$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.

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

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	\$31,500	LIFE	**	5	\$19,200	
				Diagonal Cracks, Extent : Moderate, Area Affected : 1%					
				Location : South Side					
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%					
				Location : Throughout					
Windows	Aluminum	100%			2047	**	5	\$2,000	
Parapets	Pre-Cast Concrete	30%	0-2	\$11,500	LIFE	**	5	\$1,900	
				Broken/Missing Elements, Extent : Severe, Area Affected : 10%					
				Location : Masonry Screen Wall At Rooftop Equipment Failed					
				Miss/Damaged Copings, Extent : Severe, Area Affected : 10%					
				Location : Copings At Masonry Screen Wall Failed					
	No Component	70%							
Roof	Modified Bitumen	100%	Now	\$396,700	2041	**			
				Blisters, Extent : Severe, Area Affected : 10%					
				Location : Throughout					
				Water Penetration, Extent : Severe, Area Affected : 10%					
				Location : Staff Area, Staff Toilet, Boiler Room					
Soffits	Stucco Cement	100%			2044	**	5		
Interior									
Floors	Cast in Place Concrete	5%			LIFE	**	5	\$3,100	
	Terrazzo	5%			LIFE	**	5	\$1,100	
	Vinyl Tile	90%			2036	**	3	\$4,800	
Interior Walls	Concrete Masonry Unit	95%			LIFE	**	5	\$12,100	
	Glass: Single Pane	5%			LIFE	**	5	\$1,200	
Ceilings	AcousTileConcealSpLn	100%	4+	\$6,200	2044	**	5	\$8,900	
				Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%					
				Location : Office Area					
Site Enclosure									
Fence/Gates	Iron Picket	100%			2051	**			
Retaining Walls	Masonry: Brick	100%			2041	**			
Site Pavements									
Public Sidewalk	Cast in Place Concrete	100%			2044	**			
On-Site Walkways	Cast in Place Concrete	100%			2044	**			

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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$1,600	5	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 500 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$35,000	5	\$300	
	Raceway								
	Conduit	100%			2031	\$34,000	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$800	5		
	Molded Case Bkrs	95%			2030	\$15,400	5	\$200	
	Wiring								
	Thermoplastic	100%			2031	\$30,100	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$16,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2036	* *	10	\$8,300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	5%			2036	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Community Room							
	Egress Lighting								
	Exit, Service	50%			2026	\$700	1		
	No Component	50%							
	Exterior Lighting								
	HID	20%			2026	\$7,800	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$1,100	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$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

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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2044	**	1	\$4,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$700	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 2%								
	Location : Basement								
	Terminal Devices								
	Air Handler	60%			2036	**	1	\$3,500	
	Convactor/Radiator	40%			2044	**	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2036	**	1	\$4,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : R410a								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	**	1	\$5,900	
	Heat Rejection								
	Dry Cooler	100%			2036	**	2	\$6,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,400	
	Needs Cleaning, Extent : Moderate, Area Affected : 100%								
	Location : Throughtout								
	Exhaust Fans								
	Interior	10%			2026	\$3,400	2		
	Roof	90%			2031	\$14,400	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2051	**	1		
	Galvanized Steel	50%			2044	**	1		
	Water Heater								
	Gas Fired	100%			2024	\$5,900	2	\$100	
	Corroded, Extent : Severe, Area Affected : 30%								
	Location : Mechanical Room. Hot Water Heater Badly Corroded And May Fail Soon								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : One 40 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
PELHAM BAY BRANCH LIBRARY
Asset # : 13357

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s)							
	Non-Submersible	100%		2031	\$1,500	4	\$300	
	Backflow Preventer							
	No Component	95%						
	Generic	5%		2036	* *	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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : PORT RICHMOND BRANCH LIBRARY
Address : 75 BENNETT ST. @HEBERTON AVE.
Borough : STATEN ISLAND **Agency's Number** : P03
Program / Asset # : NPL0P03.000 / 13358 **Yr Built/Renovated** : 1905 /
Area Sq Ft : 9,757 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 07-Jul-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1007 **Lot** : 26 **BIN** : 5023763

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$61,400	
Interior Architecture		\$51,100
Electrical		\$114,900
Mechanical	\$281,200	\$82,800
Total	\$342,500	\$248,800
Importance Code A	\$61,400	\$82,800
Importance Code B	\$281,200	\$166,000
Total	\$342,500	\$248,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$40,200		\$2,500	
Interior Architecture	\$68,500		\$5,400	\$800
Electrical	\$26,600	\$900	\$900	\$1,000
Mechanical	\$16,500	\$1,200	\$2,500	\$1,200
Site Enclosure	\$3,000			
Site Pavements	\$2,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$160,900	\$6,000	\$15,300	\$6,900
Importance Code A	\$40,700	\$500	\$3,000	\$500
Importance Code B	\$86,100	\$5,500	\$11,900	\$6,400
Importance Code C	\$34,100		\$400	
Total	\$160,900	\$6,000	\$15,300	\$6,900



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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

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%	2-4	\$61,400	LIFE	**	5	\$17,300	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	Masonry: Limestone	5%	2-4	\$16,400	LIFE	**	5	\$900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Stucco Cement	20%	Now	\$15,700	2036	**	5	\$5,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Above Arched Windows							
Windows									
Aluminum		100%	Now	\$8,000	2047	**	5	\$1,600	
		Ctwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%							
		Location : Various Windows							
Parapets									
Wood Cornice		100%			2041	**	5-10	\$40,800	
Roof									
Asphalt Shingle		100%			2034	**	10	\$2,500	
Interior									
Floors									
Carpet		35%			2030	\$76,700	3	\$7,700	
Ceramic Tile		5%			2034	**	5	\$700	
Vinyl Tile		35%			2031	\$51,100	3	\$2,600	
Vinyl Tile		5%	Now	\$7,300	2041	**	3	\$300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Apartment							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Apartment							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Apartment							
Vinyl Tile 9" X 9"		2%			2026	\$3,800	3	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Stairwell From Basement To First Floor							
		Explanation : 9x9 Tiles							
Wood		15%			2059	**	5	\$4,100	
Wood		3%	Now	\$6,800	2059	**	5	\$400	
		Water Penetration, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Apartment							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : 2nd Floor Apartment							

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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

Architecture		Current Repair			Future Replacement		Maintenance		
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%			2034	**	5	\$800	
	Masonry: Brick	5%	Now	\$3,700	LIFE	**			
		Water Penetration, Extent : Moderate, Area Affected : 10% Location : Boiler Room In Basement							
	Plaster	65%	Now	\$9,900	LIFE	**	5	\$3,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Various Basement Areas Water Penetration, Extent : Moderate, Area Affected : 10% Location : Various Basement Areas							
	Plaster	20%	Now	\$12,100	LIFE	**	5	\$1,000	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15% Location : Roof Stair, Basement And 2nd Floor Apartment Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : Roof Stair, Basement And 2nd Floor Apartment Water Penetration, Extent : Moderate, Area Affected : 50% Location : Roof Stair And 2nd Floor Apartment							
	Wood	5%			LIFE	**	5	\$6,400	
Ceilings									
	Plaster	90%			LIFE	**	5-10	\$23,200	
	Plaster	5%	Now	\$3,500	LIFE	**	5	\$500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50% Location : 2nd Floor Apartment Water Penetration, Extent : Moderate, Area Affected : 50% Location : 2nd Floor Apartment							
	Wood	5%			LIFE	**	5	\$13,100	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	50%			2041	**			
	Chain Link	50%			2041	**			
Free Standing Walls									
	Masonry: Brick	100%	Now	\$3,000	2041	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Driveway Entrance Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : Driveway							
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			
On-Site Walkways									
	Cast in Place Concrete	85%			2036	**			
	Masonry: Brick	15%			2041	**			

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

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

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

Cast in Place Concrete	100%	2-4	\$2,300	2036	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North Side Of Building</i>									
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : North Side Of Building</i>									

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

Under 600 Volts

Service Equipment
Fused Disc Sw

	100%			2041	* *	5			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Two 200 Ampere Main Disconnect Switches</i>									

Raceway

Conduit	100%			2041	* *	1			
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Panelboards

Molded Case Bkrs	50%			2039	* *	5		\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>									
<i>Location : Basement</i>									
<i>Explanation : Surge Protection Device In Alarm State</i>									

Molded Case Bkrs	50%			2047	* *	5		\$100	
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Wiring

Braided Cloth	10%	0-2	\$3,300	2056	* *	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout</i>									

Thermoplastic	90%			2041	* *	1			
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Motor Controllers

Locally Mounted	100%	2-4	\$17,800	2051	* *	5			
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Basement</i>									

Ground

Grounding Devices
Not Accessible

100%

Lighting

Interior Lighting
Fluorescent

	67%			2031		\$77,000	10		\$6,000
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement And First Floor</i>									

Fluorescent	33%			2026		\$37,900	10		\$3,000
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Compact Fluorescent Light, 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.
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

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

Lighting

Egress Lighting

Emergency, Service

60%

2026

\$3,400

1

Exit, Service

40%

2026

\$700

1

Exterior Lighting

HID

75%

2026

\$32,500

10

LED

25%

2036

* *

Alarm

Security System

Generic

100%

2031

\$34,700

1

\$3,600

Fire/Smoke Detection

No Component

10%

Generic, Digital

90%

Now

\$2,100

2039

* *

1-3

\$4,900

*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Smoke Detector Basement Kitchen**Explanation : Trouble Alarm Visible On 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%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2029

\$82,800

1

\$4,800

Distribution

Hot Wtr Piping/Pump

100%

2030

\$16,700

4

\$700

Terminal Devices

Convactor/Radiator

25%

Now

\$14,400

2051

* *

1

\$700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement**Explanation : All Cast Iron Radiators Are Obsolete And Have Been Valved Off For Discontinued Use.*

No Component

75%

*Other Observation, Extent : Light, Area Affected : 0%**Location :**Explanation : See Air-conditioning Section For 4-pipe Fan Coil***Air Conditioning**

Energy Source

Electricity

100%

2047

* *

1

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

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NEW YORK PUBLIC LIBRARY - 035
PORT RICHMOND BRANCH LIBRARY
Asset # : 13358

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	60%	Now	\$54,700	2041	* *	1	\$2,400	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Unit Inoperable, Extent : Severe, Area Affected : 50% Location : Chiller No.1 Defective In Basement Mechanical Room Other Observation, Extent : Light, Area Affected : 100% Location : Basement Mechanical Room Explanation : Chillers Are Obsolete.							
	Window/Wall Unit	30%			2026	\$6,700	1		
	No Component	10%							
Terminal Devices									
	Fan Coil - 4 Pipe	100%	0-2	\$226,400	2041	* *	1	\$2,800	
		Not in Service, Extent : Severe, Area Affected : 75% Location : Eight Units Are Defective In Various Locations Other Observation, Extent : Light, Area Affected : 100% Location : Basement And 1st Floor Explanation : Fan Coil Units Are Obsolete.							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2026	\$19,500	2	\$6,800	
Ventilation									
	Distribution								
	Not Accessible	100%							
Exhaust Fans									
	Interior	30%			2036	* *	2	\$100	
	Wall Unit	30%			2026	\$1,100	2	\$100	
	No Component	40%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	40%			2041	* *	1		
	Galvanized Steel	60%			2036	* *	1		
Water Heater									
	Gas Fired	100%			2029	\$6,600	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 40 Gallon Water Heater							
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : RICHMONDTOWN BRANCH LIBRARY
Address : 200 CLARKE AVE. @ AMBER ST.
Borough : STATEN ISLAND **Agency's Number** : R03
Program / Asset # : NPL0R03.000 / 13387 **Yr Built/Renovated** : 1972 / 1996
Area Sq Ft : 14,447 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 4470 **Lot** : 1 **BIN** : 5060744

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$128,300	\$146,000
Interior Architecture	\$54,800	\$54,800
Electrical		\$156,700
Mechanical	\$110,100	\$120,100
Total	\$293,200	\$477,600
Importance Code A	\$128,300	\$146,000
Importance Code B	\$164,900	\$331,600
Total	\$293,200	\$477,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$500		\$4,000	\$1,600
Interior Architecture	\$21,500		\$7,200	\$900
Electrical	\$1,100	\$700	\$700	\$900
Mechanical	\$20,200	\$1,100	\$2,200	\$1,100
Site Pavements		\$1,100		
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$47,300	\$6,900	\$18,100	\$8,400
Importance Code A	\$1,200	\$800	\$4,600	\$2,400
Importance Code B	\$29,300	\$5,000	\$13,400	\$5,600
Importance Code C	\$16,800	\$1,100		\$400
Total	\$47,300	\$6,900	\$18,100	\$8,400



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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	98%	Now	\$42,000	LIFE	**	5	\$25,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Window Wall	2%			2051	**	5	\$2,000	
Windows									
	Aluminum	60%			2030	\$146,000	5	\$3,200	
		Deteriorated Finish, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Steel	15%	Now	\$45,500	2056	**	5	\$5,000	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Community Room							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Community Room							
		Thermally Inefficient, Extent : Moderate, Area Affected : 50%							
		Location : Community Room							
	Wood	25%	Now	\$40,800	2056	**	5	\$6,700	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : South Facade							
		Dry Rot/Decay, Extent : Moderate, Area Affected : 10%							
		Location : South Facade							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : South Facade							
Parapets									
	Masonry: Brick	15%			LIFE	**	5-10	\$600	
	Metal Panel	5%			2051	**	5	\$100	
	No Component	80%							
Roof									
	Modified Bitumen	98%			2039	**	10	\$33,300	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Skylight, Plastic	2%			2044	**	1		
Soffits									
	Aluminum Sunshades	50%			2034	**	10	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Main Entry							
		Explanation : This Is Actually A Metal Awning							
	Wood	50%			2036	**	5	\$3,200	
Interior									
Floors									
	Carpet	65%			2030	\$183,700	3	\$19,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
	Ceramic Tile	5%			2040	**	5	\$1,000	
	Sheet Vinyl/Rubber	5%			2036	**	5	\$1,500	
	Vinyl Tile	20%			2036	**	3	\$1,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	3%			2040	**	5	\$700	
	Concrete Masonry Unit	47%			LIFE	**	5	\$9,200	
	Glass: Single Pane	3%			LIFE	**	5	\$1,100	
	Gypsum Board	40%			LIFE	**	5-10	\$16,700	
	Masonry: Brick	2%			LIFE	**	10	\$100	
	SGFT/Glazed Masonry	5%			LIFE	**	10	\$600	
Ceilings									
	AcousTileSusp.Lay-In	70%	4+	\$2,600	2044	**	5	\$7,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 1%							
		Location : Mechanical Room							
	Wood	30%			LIFE	**	5	\$109,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2051	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			
On-Site Walkways									
	Cast in Place Concrete	95%			2036	**			
	Metal	5%			2041	**	1-3	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : South Side Of Building							
		Explanation : This Is Actually A Steel Egress Stair							
Parking/Driveway									
	Asphalt	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%			2031	\$1,600	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 800 Ampere Service									
Raceway									
Conduit		70%			2031	\$23,800	1		
Conduit		30%			2051	* *	1		
Panelboards									
Molded Case Bkrs		50%			2030	\$8,100	5	\$200	
Molded Case Bkrs		50%			2047	* *	5	\$200	
Wiring									
Thermoplastic		70%			2031	\$21,000	1		
Thermoplastic		30%			2051	* *	1		

Ground

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2031	\$148,900	10	\$12,600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2031	\$7,800	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2031	\$10,600	10	\$1,700	
	Exit, Battery	50%			2031	\$3,600	10	\$500	
	Exterior Lighting								
	LED	100%			2041	* *			
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Building Perimeter							
Alarm									
	Security System								
	Generic	50%			2041	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance System Recently Installed							
	Generic	50%			2036	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System							
	Fire/Smoke Detection								
	No Component	80%							
	Generic, Digital	20%			2026	\$32,400	1-3	\$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								
	Electricity	40%			2051	* *	1		
	Natural Gas	60%			2051	* *	1		

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

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	70%			2026	\$24,200	1	\$5,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : Three Rooftop Units With Gas-fired Furnaces. See Air-conditioning Section.							
	Hot Water Boiler	20%			2044	**	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Boiler Room							
		Explanation : One Gas-fired Boiler Provides Hot Water To Perimeter Baseboard Radiators In Community Room Only.							
	Radiant Heater	10%			2031	\$26,000	2	\$700	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Various Locations In 2016 Building							
		Explanation : Electric Baseboard Radiators.							
Distribution									
	Hot Wtr Piping/Pump	20%			2047	**	4	\$200	
	No Component	80%							
Terminal Devices									
	Convactor/Radiator	20%			2044	**	1	\$900	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		

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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.*

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

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									
	Heat Pump Air Sourced	10%	0-2	\$14,500	2036	**	2	\$100	
		Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : Training Rooms And Kitchen In 1972 Building Other Observation, Extent : Light, Area Affected : 10% Location : Training Rooms And Kitchen In 1972 Building Explanation : Floor-mounted Self-contained Terminal Heat Pump Units							
	Ext Pkg Unit - Heating/Cooling	60%	2-4	\$110,100	2041	**	2	\$400	
		Malfunctioning, Extent : Severe, Area Affected : 100% Location : Building Management System Serving Air-conditioning System Obsolete Equipment, Extent : Severe, Area Affected : 100% Location : 3 Rooftop Units With Gas-fired Furnaces. R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 3 Units On Roof Other Observation, Extent : Light, Area Affected : 25% Location : Roof Explanation : 2 Years Ago A Rooftop Unit Was Removed.							
	Split Unit	10%			2026	\$31,300			
		Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 1 Of 3 Condensing Units Piped To Indoor Units Serving Community Room							
	Split Unit	15%			2031	\$46,900			
		Other Observation, Extent : Light, Area Affected : 100% Location : 2nd Floor Explanation : 2 Of 3 Condensing Units Piped To Indoor Units Serving 2nd Floor Library.							
	Window/Wall Unit	5%			2029	\$1,500	1		
		Other Observation, Extent : Light, Area Affected : 100% Location : Kitchen Explanation : 1 Unit							
Terminal Devices									
	Fan Coil - 2 Pipe	10%			2036	**	1	\$500	
		Other Observation, Extent : Light, Area Affected : 100% Location : Community Room Explanation : 2 Of 5 Indoor Units.							
	Fan Coil - 2 Pipe	15%			2026	\$41,800	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : 2nd Floor Explanation : 3 Of 5 Indoor Units.							
	No Component	75%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,800	
Exhaust Fans									
	Interior	10%			2036	**	2		
	Roof	90%			2036	**	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.

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

NEW YORK PUBLIC LIBRARY - 035
RICHMONDTOWN BRANCH LIBRARY
Asset # : 13387

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%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$8,900	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 : 1st To 2nd Floor								
	Explanation : 1 Elevator Unit.								
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2051	* *	1-2	\$200	

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : RIVERDALE BRANCH LIBRARY
Address : 5540 MOSHOLU AVE. @W. 256 STREET
Borough : BRONX **Agency's Number** : R01
Program / Asset # : NPL0R01.000 / 13361 **Yr Built/Renovated** : 1965 /
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 28-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5848 **Lot** : 1729 **BIN** : 2084790

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$51,000	
Electrical		\$76,500
Mechanical		\$95,300
Total	\$51,000	\$171,800
Importance Code A	\$51,000	
Importance Code B		\$171,800
Total	\$51,000	\$171,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$65,500	\$200	\$2,400	
Interior Architecture	\$46,400			\$3,800
Electrical	\$1,300	\$200	\$300	\$300
Mechanical	\$9,900	\$1,500	\$1,600	\$1,500
Site Enclosure	\$3,100			
Total	\$126,200	\$1,900	\$4,300	\$5,600
Importance Code A	\$65,900	\$500	\$2,800	\$400
Importance Code B	\$30,400	\$1,400	\$1,500	\$5,000
Importance Code C	\$29,900			\$200
Total	\$126,200	\$1,900	\$4,300	\$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.

NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

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	\$51,000	LIFE	**	5	\$15,600	
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : North And East Walls									
Windows									
	Aluminum	100%			2053	**	5	\$300	
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$4,200	
	Masonry: Brick	32%			LIFE	**	5-10	\$6,500	
	Masonry: Brick	8%	Now	\$14,900	LIFE	**	5	\$200	1
Diagonal Cracks, Extent : Severe, Area Affected : 100%									
Location : End Of Parapet Wall At Rear Of Flat Roof									
	Metal Rail	15%			2036	**	5-10	\$8,100	
	Metal: Cage/Fence	40%	Now	\$25,700	2051	**	5	\$3,900	
Deformed/Dented, Extent : Severe, Area Affected : 20%									
Location : Low Roof Area Around Mechanical Equipment									
Roof									
	Asphalt Shingle	80%			2034	**	10	\$2,400	
	Roll Roofing	20%	Now	\$16,200	2033	**	5	\$3,000	
Blisters, Extent : Severe, Area Affected : 30%									
Location : Roof									
Deteriorated Finish, Extent : Severe, Area Affected : 60%									
Location : Throughout									
Ponding, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Soffits									
	Wood	100%			2044	**	5		
Interior									
Floors									
	Carpet	94%	0-2	\$4,700	2030	\$94,600	3	\$10,300	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Community Room									
	Ceramic Tile	3%			2040	**	5	\$200	
	Vinyl Tile	3%	4+	\$2,000	2041	**	3	\$100	
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Interior Offices - Book Carts Have Damaged Floors, Office Work Room, Staff Room									
Interior Walls									
	Ceramic Tile	2%			2040	**	5	\$400	
	Concrete Masonry Unit	90%	Now	\$21,900	LIFE	**	5	\$7,300	
Water Penetration, Extent : Moderate, Area Affected : 50%									
Location : At South And East Walls									
	Wood	8%	4+	\$4,900	LIFE	**	5	\$6,500	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Water Damage At Base Of Wood Walls In Children Reading Area									

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	15%	0-2	\$1,000	2044	**	5	\$700	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Office Area, Work Room, Manager Office							
	Exposed Struc: Wood	80%			LIFE	**	10	\$8,700	
	Wood	5%			LIFE	**	5	\$6,400	
Site Enclosure									
	Fence/Gates								
	Chain Link	20%			2051	**			
	Iron Picket	80%			2066	**			
	Free Standing Walls								
	Masonry: Brick	100%	Now	\$3,100	2057	**			
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
		Location : Concrete Copings At Top Of Wall Need Caulking							
	Retaining Walls								
	Cast in Place Concrete	100%			2051	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2044	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2031	\$1,600	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2031	\$35,000	5		
	Raceway								
	Conduit	100%			2031	\$34,000	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$800	5		
	Molded Case Bkrs	95%			2030	\$15,400	5	\$200	
	Wiring								
	Thermoplastic	100%			2031	\$30,100	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$16,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

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

50%

2031

\$40,700

10

\$3,400

*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

Fluorescent

1%

2026

\$800

10

\$100

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

HID

45%

2031

\$24,900

10

\$100

Incandescent

4%

2026

\$3,300

2

Egress Lighting

Emergency, Battery

50%

2026

\$5,500

10

\$900

Exit, Service

50%

2026

\$600

1

Exterior Lighting

HID

20%

2026

\$6,100

10

No Component

80%

Alarm

Security System

No Component

70%

Generic

10%

2026

\$2,500

1

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Area And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor*

Generic

20%

2031

\$4,900

1

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Area And Outside**Explanation : Surveillance Camera*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2039

* *

1-3

\$1,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Furnace

100%

2031

\$17,900

1

\$3,700

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,600

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

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

NEW YORK PUBLIC LIBRARY - 035
RIVERDALE BRANCH LIBRARY
Asset # : 13361

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2031	\$95,300	2	\$500	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2031	\$15,300	2	\$5,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$7,000	LIFE	* *	2-5	\$4,200	
		Leak Evident, Extent : Moderate, Area Affected : 10%							
		Location : First Floor. Report Of Condensation Dripping Down Through The Supply Grid							
	Exhaust Fans								
	Interior	100%			2036	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	* *	1		
	Water Heater								
	Electric	20%			2029	\$1,300	4		
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Restroom							
		Explanation : One 5 Gallon							
	Gas Fired	80%			2029	\$3,700	2	\$100	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Mechanical Room							
		Explanation : One 40 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : SCHOMBURG CENTER FOR RESEARCH IN BLACK CULTURE
Address : 515 MALCOLM X BOULEVARD @W. 135 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0002.000 / 1925 **Yr Built/Renovated** : 1975 / 2006
Area Sq Ft : 37,963 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 09-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4,5
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$199,000	\$129,300
Interior Architecture	\$49,800	\$104,700
Electrical		\$264,600
Mechanical	\$103,400	\$107,500
Total	\$352,100	\$606,100
Importance Code A	\$199,000	\$129,300
Importance Code B	\$153,200	\$476,800
Total	\$352,100	\$606,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$65,600		\$3,900	
Interior Architecture	\$123,800		\$11,000	\$3,600
Electrical	\$22,400	\$700	\$1,300	\$1,000
Mechanical	\$43,300	\$14,000	\$25,400	\$11,400
Site Pavements	\$4,400			
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
Total	\$269,300	\$24,600	\$51,400	\$25,900
Importance Code A	\$73,700	\$3,500	\$7,300	\$3,500
Importance Code B	\$166,500	\$21,100	\$44,100	\$21,600
Importance Code C	\$29,100			\$800
Total	\$269,300	\$24,600	\$51,400	\$25,900



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

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

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 Cavity	85%			LIFE	**	5	\$162,900	
				Efflorescence, Extent : Moderate, Area Affected : 20%					
				Location : East Facade					
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : 4th Floor Stacks And Stairwell From 135th Street					
	Metal Panel	10%			2051	**	5-10	\$65,900	
	Window Wall	5%	4+	\$8,700	2051	**	5	\$9,000	
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Front Elevation					
Windows									
	Aluminum	70%	Now	\$117,500	2039	**	5	\$4,300	
				Air Infiltration, Extent : Severe, Area Affected : 50%					
				Location : Throughout					
				Water Penetration, Extent : Severe, Area Affected : 35%					
				Location : East Facade. Soffits Above Windows At Offices And South Facing Transom Windows					
				Weather Strip Missing, Extent : Severe, Area Affected : 50%					
				Location : 2nd Floor Windows					
	Glass Block	10%	Now	\$3,300	LIFE	**	5	\$800	
				Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%					
				Location : 3rd Floor					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : East Facade At Offices, 4th And 3rd Floor, 4th Floor Stack Area					
	Metal Louvers	5%			2034	**	10	\$3,900	
	Wood	15%			2047	**	5	\$18,500	
Parapets									
	Masonry: Brick Cavity	65%	Now	\$13,600	LIFE	**	5	\$2,700	
				Worn/Eroded, Extent : Moderate, Area Affected : 15%					
				Location : West Facade Above Bay Window					
	Metal Panel	5%			2051	**	5	\$800	
	Metal Rail	25%	0-2	\$30,200	2051	**	5	\$7,400	
				Corrosion/Rusting, Extent : Moderate, Area Affected : 25%					
				Location : Parapets Above Langston Hughes Wing					
				Deteriorated Finish, Extent : Moderate, Area Affected : 35%					
				Location : Parapets Above Langston Hughes Wing					
	Pre-Cast Concrete	5%	Now	\$400	LIFE	**	5	\$1,300	
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Throughout Coping					
Roof									
	Modified Bitumen	65%			2036	**	10	\$15,400	
	Single Ply Membrane	35%			2036	**	10	\$8,300	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Main Roof					

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

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									
	Metal/Glass Curt Wall	100%			LIFE	**	5		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Entrance Canopy									
Explanation : Steel Supports And Glass Insets									
Interior									
Floors									
	Carpet	15%			2030	\$117,900	3	\$12,800	
	Cast in Place Concrete	20%			LIFE	**	5	\$49,700	
	Ceramic Tile	5%			2040	**	5	\$2,800	
	Cork Tile	5%	Now	\$15,300	2041	**	5	\$1,200	
Worn/Eroded, Extent : Severe, Area Affected : 40%									
Location : Latimer Room									
	Marble Panels	5%			LIFE	**	5	\$4,300	
	Terrazzo	10%			LIFE	**	5	\$8,900	
	Vinyl Tile	20%			2031	\$104,700	3	\$5,700	
	Vinyl Tile	15%			2036	**	3	\$3,200	
	Wood	5%			2046	**	5	\$5,300	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$1,500	
	Concrete Masonry Unit	20%			LIFE	**	5	\$4,800	
Efflorescence, Extent : Moderate, Area Affected : 10%									
Location : 4th Floor									
	Gypsum Board	55%			LIFE	**	5-10	\$28,300	
	Metal Panel	5%			LIFE	**	10	\$700	
	Plaster	10%			LIFE	**	5-10	\$2,600	
	Wood	5%			LIFE	**	5	\$12,100	
Ceilings									
	AcousTileConcealSpLn	10%	Now	\$49,800	2051	**	5	\$3,600	
Broken/Missing Elements, Extent : Severe, Area Affected : 35%									
Location : 2nd Floor Manuscripts Area									
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : 2nd Floor Manuscripts Area									
	AcousTileConcealSpLn	15%			2036	**	5	\$10,700	
	AcousTileSusp.Lay-In	20%			2044	**	5	\$11,400	
	Exposed Concrete	25%			LIFE	**	5-10	\$17,800	
	Exposed Struc: Steel	5%			LIFE	**	10	\$5,700	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Actually Metal Decking									
	Gypsum Board	15%			LIFE	**	5-10	\$29,300	
	Metal Panel	5%			LIFE	**	5	\$7,100	
	Plaster	5%			LIFE	**	5-10	\$4,900	
Site Enclosure									

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

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	60%			2041	**			
	Iron Picket	40%			2051	**			
	Retaining Walls								
	Masonry: Brick	100%			2041	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	60%			2044	**			
	Pavers/Stone	40%			2040	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2044	**			
	Activity Yard								
	Pavers/Stone	100%	Now	\$4,400	2040	**			
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : Interior Courtyard								

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%			2031	\$1,400	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Landmark Building							
		Explanation : One 2,000 Ampere Main Disconnect Switch							
	Fused Disc Sw	50%			2051	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room M A R B Building							
		Explanation : One 2,000 Ampere Main Disconnect Switch							
Switchgear / Switchboard									
	Fused Disc Sw	50%			2031	\$17,500	5	\$100	
	Fused Disc Sw	50%			2051	* *	5	\$100	
Raceway									
	Conduit	60%			2031	\$20,400	1		
	Conduit	40%			2051	* *	1		
Panelboards									
	Fused Disc Sw	3%			2030	\$700	5		
	Fused Disc Sw	2%			2047	* *	5		
	Molded Case Bkrs	55%			2030	\$13,400	5	\$600	
	Molded Case Bkrs	40%			2047	* *	5	\$400	
Wiring									
	Thermoplastic	60%			2031	\$18,000	1		
	Thermoplastic	40%			2051	* *	1		

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

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	10%			2044	**	5		
	Motor Control Center	80%			2044	**	5	\$800	
	Variable Frequency Drive	10%			2048	**			
Ground									
Grounding Devices									
	Generic	50%			LIFE	**	5	\$600	
	Generic	50%			LIFE	**	5	\$600	
Lighting									
Interior Lighting									
	Fluorescent	60%			2026	\$247,100	10	\$20,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-12 Lamps								
	Fluorescent	15%			2039	**	10	\$5,200	
	T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Offices								
	Fluorescent	10%			2036	**	10	\$3,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : T-8 Lamps								
	Fluorescent	5%			2036	**	10	\$1,700	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Hallways								
	LED	10%			2039	**			
Egress Lighting									
	Emergency, Battery	30%			2036	**	10	\$2,700	
	Emergency, Battery	5%			2039	**	10	\$500	
	Emergency, Battery	15%			2031	\$8,300	10	\$1,400	
	Exit, LED	30%			2059	**	1		
	Exit, LED	10%			2066	**	1		
	Exit, Service	10%			2031	\$600	1		
Exterior Lighting									
	HID	20%			2036	**	10		
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	20%			2036	**	1	\$2,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Surveillance Camera CCTV								

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

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

Alarm

Fire/Smoke Detection

No Component

80%

Generic, Digital

20%

2036

* *

1-3

\$4,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobes, Bell, Horn, Smoke Detector, Pull Box Station And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Furnace

15%

2031

\$13,600

1

\$2,800

*Other Observation, Extent : Light, Area Affected : 15%**Location : Part Of Air Conditioning Units**Explanation : 6 Units*

Steam Boiler

75%

2044

* *

1

\$28,200

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

Steam Boiler

10%

Now

\$5,000

2044

* *

1

\$3,400

*Leak Evident, Extent : Moderate, Area Affected : 50%**Location : Basement. Leaks Observed At Back Of Boiler No.2, Possibility Of Internal Crack Inside The Boiler*

Distribution

Hot Wtr Piping/Pump

15%

2047

* *

4

\$400

Steam Piping/Pump

85%

2041

* *

Terminal Devices

Air Handler

80%

2036

* *

1

\$18,800

Convactor/Radiator

20%

2044

* *

1

\$2,500

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Reciprocating

85%

2039

* *

1

\$15,000

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Penthouse Chillers**Recent Installation, Extent : Light, Area Affected : 100%**Location : Penthouse*

Ext Pkg Unit -

15%

2031

\$72,300

2

\$400

Heating/Cooling

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

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

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									
	CW & CHW Wtr	65%			2051	**	4	\$1,800	
	Pipe/Pump								
	Ductwork/Diffusers	20%	0-2	\$103,400	LIFE	**	2	\$9,900	
		Inadequate Supply, Extent : Moderate, Area Affected : 100%							
		Location : 3rd Floor Cooling Not Sufficient, Improper Air Balance							
	No Component	15%							
Terminal Devices									
	Air Handler/Cool/Ht	100%			2036	**	1	\$23,500	
Heat Rejection									
	Water Cooling Tower	85%			2032	**	2	\$32,500	
	No Component	15%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$33,500	
Exhaust Fans									
	Interior	45%			2036	**	2	\$500	
	Roof	55%	Now	\$7,000	2031	\$35,200	2	\$500	
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Roof. Five Roof Exhaust Fans Not Working Due To Multiple Mechanical, Electrical Defects							
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2044	**	1		
Water Heater									
	Gas Fired	100%			2029	\$23,500	2	\$600	
HW Heat Exchanger									
	Steam Fired	100%			2051	**	4	\$5,600	
Sanitary Piping									
	Cast Iron	95%			LIFE	**	1		
	Cast Iron	5%	0-2	\$1,400	LIFE	**	1		
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2024	\$1,300	4	\$1,200	
Sewage Ejector(s)									
	Electric	100%			2036	**	4	\$1,500	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Geared Traction	100%			LIFE	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : Two Units							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Standpipe								
	No Component	50%						
	Generic	50%		2051	* *	1-5	\$9,600	
Sprinkler								
	No Component	50%						
	Generic	50%		2051	* *	1-2	\$5,300	
Fire Pump								
	Generic	100%		2040	* *	1	\$7,100	

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : SCHOMBURG CENTER FOR RESEARCH MCKINN BLDG.
Address : 515 MALCOLM X BOULEVARD @W. 135 STREET
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0002.010 / 2824 **Yr Built/Renovated** : 1905 / 2006
Area Sq Ft : 27,540 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 09-Jan-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1920 **Lot** : 29 **BIN** : 1058276

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$552,100	\$437,100
Interior Architecture		\$56,900
Electrical		\$554,800
Mechanical		\$158,300
Total	\$552,100	\$1,207,100
Importance Code A	\$552,100	\$530,700
Importance Code B		\$619,500
Importance Code C		\$56,900
Total	\$552,100	\$1,207,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,200		\$17,100	
Interior Architecture	\$29,100	\$4,100	\$5,600	\$1,000
Electrical	\$1,300	\$800	\$4,200	\$1,000
Mechanical	\$2,500	\$2,300	\$15,100	\$2,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$39,000	\$11,100	\$45,900	\$8,600
Importance Code A	\$3,600	\$1,400	\$18,500	\$1,400
Importance Code B	\$35,500	\$5,700	\$27,400	\$7,300
Importance Code C		\$4,100		
Total	\$39,000	\$11,100	\$45,900	\$8,600



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

Asset # : 2824

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%	Now	\$207,900	LIFE	**	5	\$58,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Alley Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
	Masonry: Limestone	12%	Now	\$258,100	LIFE	**	5	\$7,500	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	18%			LIFE	**	5	\$11,300	
Windows									
	Wood	100%			2037	**	5	\$172,100	
Parapets									
	Masonry: Brick	20%			LIFE	**	5	\$4,200	
	Masonry: Limestone	5%			LIFE	**	5	\$1,300	
	Metal Cornice	25%			2044	**	10	\$17,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : South Facade							
		Explanation : This Component Is Actually Copper Cornice							
	Metal Rail	50%			2046	**	5-10	\$191,200	
Roof									
	Built-Up (BUR)	25%			2029	\$101,300	10	\$6,300	
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Around Rooftop Units							
	Cement-Fiber Panel	25%			2042	**	5	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Sloped Roof							
		Explanation : Composite Roofing To Represent Clay Tile							
	Modified Bitumen	50%			2037	**	10	\$12,700	
Soffits									
	Copper/Terne	100%			2064	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Overhang							
		Explanation : Roof Overhang							
Interior									
Floors									
	Carpet	20%			2030	\$167,200	3	\$16,700	
	Cast in Place Concrete	5%			LIFE	**	5	\$6,100	
	Ceramic Tile	5%			2042	**	5	\$2,800	
	Sheet Vinyl/Rubber	20%			2037	**	5	\$16,700	
	Vinyl Tile	15%			2037	**	3	\$4,200	
	Wood	35%			2057	**	5	\$36,600	

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

Asset # : 2824

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%			2038	**	5	\$8,200	
	Gypsum Board	58%			LIFE	**	5	\$56,900	
	Plaster	35%			LIFE	**	5	\$17,200	
	Wood	2%			LIFE	**	5	\$13,100	
Ceilings									
	AcousTileConcealSpLn	25%			2046	**	5	\$17,400	
	AcousTileSusp.Lay-In	20%			2046	**	5	\$11,100	
	Exposed Struc: Steel	20%			LIFE	**			
	Gypsum Board	35%			LIFE	**	5	\$24,400	
Site Enclosure									
Fence/Gates									
	Chain Link	80%			2049	**			
	Iron Picket	20%			2064	**			
Retaining Walls									
	Cast in Place Concrete	100%			2064	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2034	**			
Cracking/Crumbling, Extent : Light, Area Affected : 40%									
Location : Alley									

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	\$3,000	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 1,200 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2029	\$38,000	5	\$100	
	Raceway								
	Conduit	90%			2029	\$33,200	1		
	Conduit	10%			2055	* *	1		
	Panelboards								
	Molded Case Bkrs	80%			2037	* *	5	\$600	
	Molded Case Bkrs	20%			2045	* *	5	\$100	
	Wiring								
	Thermoplastic	80%			2039	* *	1		
	Thermoplastic	20%			2055	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2027	\$53,300	5	\$200	

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

Asset # : 2824

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								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2029	\$308,000	10	\$24,000	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Incandescent	5%			2029	\$16,200	2		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Third Floor							
		Explanation : Downlights And Track Lights							
	Egress Lighting								
	Emergency, Battery	50%			2034	* *	10	\$3,300	
	Exit, LED	50%			2057	* *	1		
	Exterior Lighting								
	HID	100%			2029	\$122,300	10	\$100	
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	* *	1	\$3,100	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2034	* *	1-3	\$5,200	
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		
	Conversion Equipment								
	Furnace	60%			2034	* *	1	\$8,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Air Conditioning Units							
		Explanation : 2 Units							
	Hot Water Boiler	40%			2027	\$93,500	1	\$5,500	
	Distribution								
	Hot Wtr Piping/Pump	20%			2037	* *	4	\$300	
	No Component	80%							
	Terminal Devices								
	Convactor/Radiator	20%			2042	* *	1	\$1,800	
	No Component	80%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Asset # : 2824

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling Split Unit	90%			2034	* *	2	\$1,500	
		10%			2034	* *			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$35,800	
	Dehumidifier								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$15,400	
	Exhaust Fans								
	Interior	60%			2029	\$64,700	2	\$500	
	Roof	40%			2029	\$20,100	2	\$300	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2034	* *	1		
	Water Heater								
	Electric	100%			2027	\$26,700	4	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor, Located In Langston Hughes Hall								
	Explanation : 1 Unit								
Fire Suppression									
	Standpipe								
	No Component	50%							
	Generic	50%			2049	* *	1-5	\$7,200	
	Sprinkler								
	No Component	75%							
	Generic	25%			2039	* *	1-2	\$1,900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : SEDGWICK BRANCH LIBRARY
Address : 1701 MARTIN LUTHER KING JR. BLVD @W. 176 ST.
Borough : BRONX **Agency's Number** : S03
Program / Asset # : NPL0S03.000 / 13365 **Yr Built/Renovated** : 1951 / 2000
Area Sq Ft : 7,360 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 17-Oct-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 2878 **Lot** : 224 **BIN** : 2009005

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$31,400		\$600	
Interior Architecture	\$40,300		\$500	\$1,400
Electrical	\$400	\$200	\$200	\$200
Mechanical	\$7,900	\$500	\$4,200	\$500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$83,900	\$4,700	\$9,500	\$6,000
Importance Code A	\$31,900	\$200	\$1,100	\$200
Importance Code B	\$32,000	\$4,500	\$8,400	\$5,600
Importance Code C	\$20,000			\$300
Total	\$83,900	\$4,700	\$9,500	\$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.*

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

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									
	Cement-Fiber Panel	35%	2-4	\$13,500	2036	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Cracking Evident At Face Of Panels Along Side Wall							
	Concrete Masonry Unit	50%			LIFE	**	5	\$15,700	
	Metal Panel	15%			2051	**	5-10	\$25,900	
		Deformed/Dented, Extent : Light, Area Affected : 5%							
		Location : Rotunda Structure							
Windows									
	Aluminum	100%			2047	**	5	\$3,100	
Parapets									
	Concrete Masonry Unit	45%			LIFE	**	5-10	\$4,700	
	Metal Panel	3%			2051	**	5	\$200	
	Metal Rail	25%	Now	\$1,400	2044	**	5	\$3,300	
		Loose/Miss Fasteners, Extent : Severe, Area Affected : 20%							
		Location : Attached To Roof Parapet							
	Pre-Cast Concrete	2%			LIFE	**	5	\$500	
	Stucco Cement	25%			2044	**	5	\$1,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Second Floor							
		Explanation : This Component Is Actually Cement Fiber Board.							
Roof									
	Metal Panel	10%	Now	\$700	2044	**			
		Debris Present, Extent : Severe, Area Affected : 2%							
		Location : Entrance Canopy Drain Clogged With Debris							
	Modified Bitumen	90%	4+	\$2,500	2036	**			
		Debris Present, Extent : Moderate, Area Affected : 2%							
		Location : Rotunda Roof							
Soffits									
	Exposed Struc: Steel	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	15%			2027	\$22,900	3	\$3,300	
	Ceramic Tile	5%			2040	**	5	\$600	
	Traffic Topping	80%			2036	**	5	\$11,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : First Floor							
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$500	
	Concrete Masonry Unit	70%	4+	\$17,600	LIFE	**	5	\$2,900	
		Efflorescence, Extent : Moderate, Area Affected : 5%							
		Location : Stair Well 2nd Floor							
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : Stair Well 2nd Floor							
	Gypsum Board	20%			LIFE	**	5-10	\$3,600	
	Metal: Cage/Fence	5%			LIFE	**	10	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

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%		2044	**	5	\$1,100	
Exposed Struc: Steel	85%		LIFE	**	10	\$18,300	
Gypsum Board	5%		LIFE	**	5-10	\$1,800	

Site Enclosure

Fence/Gates

Iron Picket	100%		2066	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2044	**			
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On-Site Walkways

Cast in Place Concrete	100%		2044	**			
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Activity Yard

Cast in Place Concrete	100%		2044	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2051	**	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Switchgear / Switchboard

Fused Disc Sw	100%		2051	**	5		
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Raceway

Conduit	100%		2051	**	1		
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Panelboards

Molded Case Bkrs	100%		2047	**	5	\$200	
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Wiring

Thermoplastic	100%		2051	**	1		
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	90%		2036	**	10	\$6,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Reading Areas

Explanation : Compact Fluorescent Lights

Fluorescent	10%		2036	**	10	\$700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Community Room

Explanation : T-8 Lamps

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

Estimates are rounded to the nearest hundred dollars.

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NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

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

Exit, LED

100%

2059

* *

1

Alarm

Security System

No Component

30%

Generic

70%

2036

* *

1

\$1,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas**Explanation : CCTV Surveillance Camera*

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

50%

2051

* *

1

*Other Observation, Extent : Light, Area Affected : 50%**Location : Both Floors**Explanation : For Electric Baseboard Radiators*

Natural Gas

50%

2051

* *

1

Conversion Equipment

Furnace

50%

2036

* *

1

\$1,800

*Other Observation, Extent : Moderate, Area Affected : 50%**Location : Roof**Explanation : 2 Units Forced Air Furnace With Cooling Ability On The Roof*

Radiant Heater

50%

2036

* *

2

\$1,700

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,500

Terminal Devices

Air Handler

50%

2036

* *

1

\$2,300

Convector/Radiator

50%

2044

* *

1

\$1,200

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

Conversion Equipment

Ext Pkg Unit -

90%

2036

* *

2

\$400

Heating/Cooling

Split Unit

10%

2036

* *

Distribution

Ductwork/Diffusers

90%

LIFE

* *

2

\$10,800

No Component

10%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,500

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.

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

NEW YORK PUBLIC LIBRARY - 035
SEDGWICK BRANCH LIBRARY
Asset # : 13365

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	5%			2031	\$600	2		
		Other Observation, Extent : Moderate, Area Affected : 50%							
		Location : Roof							
		Explanation : 3 Unit Exhaust Fans On Roof							
	No Component	95%							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	* *	1		
	Water Heater								
	Not Accessible	100%							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st To 2nd Floor							
		Explanation : One Unit							

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : SEWARD PARK BRANCH LIBRARY
Address : 192 EAST BROADWAY @JEFFERSON ST.
Borough : MANHATTAN **Agency's Number** : N/A
Program / Asset # : NPL0014.000 / 4228 **Yr Built/Renovated** : 1909 / 2003
Area Sq Ft : 19,681 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 18-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 311 **Lot** : 31 **BIN** : 1004053

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$377,900	\$112,700
Interior Architecture		\$181,000
Mechanical		\$321,000
Total	\$377,900	\$614,700
Importance Code A	\$377,900	\$112,700
Importance Code B		\$415,700
Importance Code C		\$86,300
Total	\$377,900	\$614,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$54,200	\$3,000		
Interior Architecture	\$27,800	\$2,200		\$2,700
Electrical	\$1,600	\$22,100	\$2,200	\$1,600
Mechanical	\$8,300	\$1,700	\$4,200	\$1,700
Site Enclosure	\$1,200			
Site Pavements	\$6,700			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$103,600	\$33,000	\$10,400	\$10,000
Importance Code A	\$55,100	\$4,000	\$1,000	\$1,000
Importance Code B	\$47,100	\$29,000	\$9,400	\$9,000
Importance Code C	\$1,400			
Total	\$103,600	\$33,000	\$10,400	\$10,000



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

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

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	8%	2-4	\$32,100	2033	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : Penthouse							
	Masonry: Brick	42%	2-4	\$106,800	LIFE	* *	5	\$32,700	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Former Party Wall - West Façade							
	Masonry: Brick	20%			LIFE	* *	5	\$15,600	
	Masonry: Granite	5%			LIFE	* *	5	\$2,900	
	Masonry: Limestone	25%			LIFE	* *	5	\$14,600	
Windows									
	Metal Clad	15%			2027	\$64,500	5	\$6,200	
	Wood	85%	Now	\$230,000	2053	* *	5	\$28,200	1
		Dry Rot/Decay, Extent : Severe, Area Affected : 100%							
		Location : WIndow Rails, Trims And Glaziing Lites							
Parapets									
	Copper/Terne	5%			2048	* *	5	\$800	
	Masonry: Brick	10%	0-2	\$1,000	LIFE	* *	5	\$300	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : East Facade							
	Masonry: Limestone	77%	2-4	\$41,100	LIFE	* *	5	\$3,000	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : South And West Walls - Upper Roof							
		Staining/Discoloring, Extent : Light, Area Affected : 20%							
		Location : Decorative Cornice							
		Vegetation Growth, Extent : Severe, Area Affected : 15%							
		Location : Shelf Of Decorative Cornice							
	Metal Panel	3%			2048	* *	5	\$400	
	Metal Rail	5%			2033	* *	5-10	\$2,800	
Roof									
	Metal Panel	3%			2033	* *	10	\$700	
	Modified Bitumen	97%	0-2	\$17,900	2033	* *			
		Blisters, Extent : Moderate, Area Affected : 20%							
		Location : Throughout Main Roof							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							

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

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

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	\$3,200	
	Ceramic Tile	5%			2037	**	5	\$1,500	
	Marble Panels	5%	0-2	\$7,200	LIFE	**	5	\$1,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
	Location : Second Floor Stair Treads And Staff Entry Vestibule								
	Sheet Vinyl/Rubber	10%			2028	\$94,700	5	\$4,400	
	Terrazzo	2%			LIFE	**	5	\$500	
	Vinyl Tile	73%	2-4	\$19,800	2033	**	3	\$8,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Baement Areas								
Interior Walls									
	Ceramic Tile	5%			2031	\$86,300	5	\$2,900	
	Masonry: Brick	5%			LIFE	**			
	Plaster	85%			LIFE	**	5	\$14,700	
	Wood	5%			LIFE	**	5	\$11,500	
Ceilings									
	Exposed Concrete	15%			LIFE	**	5	\$700	
	Plaster	70%			LIFE	**	5	\$12,900	
	Plaster	15%			LIFE	**	5	\$2,800	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	15%			2048	**			
	Chain Link	10%			2038	**			
	Iron Picket	75%	4+	\$1,200	2048	**			
	Corrosion/Rusting, Extent : Light, Area Affected : 20%								
	Location : Perimeter Fencing								
Free Standing Walls									
	Masonry: Brick	100%			2048	**			
Retaining Walls									
	Masonry: Fieldstone	100%			2038	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : North, West And South Perimeter Walls								
	Explanation : This Element Actually Granite Blocks								
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	55%	0-2	\$100	2033	**			
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Refuse Storage Area Adjacent To Street								
	Masonry: Granite	45%	0-2	\$200	LIFE	**			
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
	Location : Stair Landing At Staff Entrance								

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

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

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

Site Pavements

Activity Yard

Rubber Matting

100% 0-2 \$6,400 2038 * *

Worn/Eroded, Extent : Moderate, Area Affected : 100%

Location : South West Courtyard Adjacent To Street

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2048 * * 5 \$100

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 1600 Amperes.

Switchgear / Switchboard

Fused Disc Sw

100% 2048 * * 5 \$100

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

Location : Electrical Room

Explanation : 3- Vertical Sections

Raceway

Conduit

100% 2048 * * 1

Panelboards

Fused Disc Sw

5% 2044 * * 5

Molded Case Bkrs

95% 2044 * * 5 \$500

Wiring

Thermoplastic

100% 2048 * * 1

Motor Controllers

Locally Mounted

100% 2041 * * 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$300

Lighting

Interior Lighting

Fluorescent

85% 2033 * * 10 \$15,300

T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent

10% 2033 * * 10 \$1,800

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Basement

Fluorescent

5% 2033 * * 10 \$900

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Hallways

Egress Lighting

Emergency, Battery

50% 2033 * * 10 \$2,400

Exit, Service

50% 2033 * * 1

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

HID	20%			2033	* *	10		
No Component	80%							

Alarm

Security System

No Component	30%							
Generic	70%			2033	* *	1	\$5,200	

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

Fire/Smoke Detection

Generic, Digital	100%			2033	* *	1-3	\$12,100	
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*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%			2048	* *	1		
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Conversion Equipment

Furnace	70%			2028	\$32,900	1	\$6,800	
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*Other Observation, Extent : Light, Area Affected : 70%**Location : Roof**Explanation : 3 Rooftop Package Units*

Hot Water Boiler	30%			2048	* *	1	\$2,900	
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*Recent Replace Evident, Extent : Light, Area Affected : 30%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Brand New Unit*

Distribution

Hot Wtr Piping/Pump	30%			2036	* *	4	\$300	
No Component	70%							

Terminal Devices

Convactor/Radiator	30%			2033	* *	1	\$1,900	
No Component	70%							

Air Conditioning

Energy Source

Electricity	100%			2036	* *	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	80%			2028	\$200,000	2	\$1,000	
		Other Observation, Extent : Light, Area Affected : 80%							
		Location : Roof							
		Explanation : 3 Rooftop Package Units. R-22							
	Split Unit	15%			2028	\$63,900			
		Other Observation, Extent : Light, Area Affected : 15%							
		Location : Roof							
		Explanation : 6 Units. R-22							
	Window/Wall Unit	5%			2022	\$2,100	1		
Terminal Devices									
	Fan Coil - 2 Pipe	15%			2028	\$57,000	1	\$1,000	
	No Component	85%							
Heat Rejection									
	Evaporative Condenser	15%			2028	\$9,300	2	\$2,100	
	No Component	85%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	0-2	\$3,700	LIFE	* *	2-5	\$11,000	
		Insul. Deteriorating, Extent : Moderate, Area Affected : 5%							
		Location : Roof							
	Exhaust Fans								
	Roof	100%			2028	\$33,200	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$12,200	2	\$300	
		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		
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 4th Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	80%							
	Generic	20%			2038	* *	1-2	\$1,100	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Fire Pump							
	Generic	100%		2031	\$12,900	1	\$3,700	

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : SOUNDVIEW BRANCH LIBRARY
Address : 660 SOUNDVIEW AVE. @BEACH AVE.
Borough : BRONX **Agency's Number** : S05
Program / Asset # : NPL0S05.000 / 13367 **Yr Built/Renovated** : 1973 / 1999
Area Sq Ft : 11,861 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 11-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 3558 **Lot** : 14 **BIN** : 2021838

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$47,300	
Electrical		\$144,400
Mechanical		\$237,200
Total	\$47,300	\$381,500
Importance Code A	\$47,300	
Importance Code B		\$381,500
Total	\$47,300	\$381,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$14,000		\$800	
Interior Architecture	\$50,700	\$900	\$400	\$2,100
Electrical	\$9,800	\$300	\$400	\$400
Mechanical	\$7,400	\$2,200	\$4,600	\$1,900
Total	\$81,900	\$3,400	\$6,200	\$4,500
Importance Code A	\$14,600	\$600	\$1,400	\$600
Importance Code B	\$63,400	\$2,900	\$4,900	\$3,900
Importance Code C	\$3,900			
Total	\$81,900	\$3,400	\$6,200	\$4,500



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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

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	45%			LIFE	**	5	\$9,000	
	Masonry: Granite	45%	4+	\$47,300	LIFE	**	5	\$5,400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 2%							
		Location : Front Facade							
	Metal Panel	10%			2051	**	5-10	\$11,100	
Windows									
	Aluminum	100%			2039	**	5	\$1,600	
Parapets									
	Concrete Masonry Unit	60%			LIFE	**	5-10	\$11,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Parapet Walls							
		Explanation : Covered With Roof Membrane							
	Metal Panel	40%			2051	**	5	\$5,600	
Roof									
	Modified Bitumen	100%			2036	**	10	\$31,000	
Soffits									
	Stucco Cement	100%			2044	**	5		
Interior									
Floors									
	Mosaic Tile	2%			2044	**	5	\$900	
	Terrazzo	2%			LIFE	**	5	\$600	
	Vinyl Tile	96%	4+	\$31,400	2036	**	3	\$6,400	
		Uneven Substrate, Extent : Light, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Corridors							
Interior Walls									
	Concrete Masonry Unit	97%			LIFE	**	5	\$7,400	
	Glass: Single Pane	1%			LIFE	**	5	\$100	
	Metal Panel	1%			LIFE	**	10		
	Granite Panels	1%			LIFE	**	10		
Ceilings									
	AcousTileConcealSpLn	85%	4+	\$13,200	2044	**	5	\$9,400	
		Broken/Missing Elements, Extent : Light, Area Affected : 15%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
	AcousTileSusp.Lay-In	10%			2048	**	5	\$1,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Community Room							
	Gypsum Board	5%			LIFE	**	5-10	\$3,100	
Site Enclosure									
Fence/Gates									
	Chain Link	80%			2051	**			
	Iron Picket	20%			2066	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Soundview Avenue</i>								

On-Site Walkways

Cast in Place Concrete	70%			2044	**			
Masonry: Brick	30%			2041	**			

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$1,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Service Disconnect Switch</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$35,000	5	\$300	
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Raceway

Conduit	95%			2031	\$32,300	1		
Conduit	5%			2057	**	1		

Panelboards

Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	20%			2047	**	5	\$100	
Molded Case Bkrs	65%			2030	\$10,500	5	\$200	
Molded Case Bkrs	10%			2053	**	5		

Wiring

Thermoplastic	75%			2031	\$22,500	1		
Thermoplastic	5%			2057	**	1		
Thermoplastic	20%			2051	**	1		

Motor Controllers

Locally Mounted	50%			2029	\$16,400	5		
Locally Mounted	50%			2044	**	5		

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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Lighting

Interior Lighting

Fluorescent	85%			2026	\$109,400	10	\$9,200	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Fluorescent	10%			2036	**	10	\$1,100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices, Reading Area And Entrance Lobby</i>								

LED	5%			2039	**			
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Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

Electrical		Current Repair		Future Replacement		Maintenance			
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%			2036	* *	10	\$1,400	
	Exit, Service	50%			2036	* *	1		
Exterior Lighting									
	HID	30%			2026	\$14,600	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	20%			2036	* *	1	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas And Outside								
	Explanation : CCTV Surveillance Camera System								
	Generic	10%			2026	\$3,900	1	\$400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Exit Doors								
	Explanation : Intrusion Alarm								
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2039	* *	1-3	\$2,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : First Floor And Basement								
	Explanation : Smoke Detector, Stobes, Bell, Horn, Pull Box Station And Fire Alarm Panel								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Hot Water Boiler	20%			2044	* *	1	\$1,200	
	Hot Water Boiler	80%			2036	* *	1	\$4,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2031	\$102,200	1	\$5,500	
	Compr/Chiller								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : R-407								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$135,000	1	\$7,300	

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.

NEW YORK PUBLIC LIBRARY - 035
SOUNDVIEW BRANCH LIBRARY
Asset # : 13367

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%			2036	* *	2	\$8,300	
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Roof						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,500	
	Exhaust Fans								
	Roof	10%			2036	* *	2		
			Recent Installation, Extent : Light, Area Affected : 100%						
			Location : Roof						
	Roof	10%			2031	\$2,000	2		
	No Component	80%							
			Other Observation, Extent : Light, Area Affected : 0%						
			Location : Basement						
			Explanation : Air Handling Unit Serves Library For Ventilation Purposes						
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$7,300	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	* *	4	\$300	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement						
			Explanation : No Sump Pump Observed						
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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : SPUYTEN DUYVIL BRANCH LIBRARY
Address : 650 WEST 235TH ST. @ INDEPENDENCE AVE.
Borough : BRONX **Agency's Number** : S06
Program / Asset # : NPL0S06.000 / 13368 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 7,500 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 5915 **Lot** : 70 **BIN** : 2085867

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture	\$110,900	
Electrical		\$112,300
Mechanical		\$203,200
Total	\$110,900	\$315,500
Importance Code B	\$110,900	\$315,500
Total	\$110,900	\$315,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$42,700			
Interior Architecture	\$13,800		\$800	\$5,800
Electrical	\$7,800	\$200	\$200	\$400
Mechanical	\$9,700	\$1,300	\$5,300	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$77,900	\$5,400	\$10,200	\$11,200
Importance Code A	\$43,000	\$400	\$400	\$400
Importance Code B	\$29,000	\$5,100	\$9,900	\$10,800
Importance Code C	\$5,900			
Total	\$77,900	\$5,400	\$10,200	\$11,200



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.
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NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$11,400	
	Masonry: Brick	2%			LIFE	**	5	\$500	
	Metal Panel	3%			2041	**	5-10	\$2,300	
	Pre-Cast Concrete	85%	Now	\$34,700	LIFE	**	5	\$31,400	
Expansion Joint Failure, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Facades									
Windows									
	Aluminum	100%			2047	**	5	\$4,200	
Parapets									
	Metal Panel	100%			2051	**	5	\$1,500	
Roof									
	Copper/Terne	10%			2059	**	10	\$5,800	
	IRMA/Protected Membrane	90%			2036	**	10	\$20,700	
Interior									
Floors									
	Carpet	90%			2027	\$159,600	3	\$23,100	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,800	
	Mosaic Tile	5%			2044	**	5	\$1,600	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**	10	\$2,200	
	Concrete Masonry Unit	80%			LIFE	**	5	\$5,700	
	Glass: Single Pane	5%			LIFE	**	5	\$700	
	Gypsum Board	5%			LIFE	**	5-10	\$800	
Ceilings									
	AcousTileConcealSpLn	95%	0-2	\$110,900	2051	**	5	\$7,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Lunch Room, Throughout Library									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Exposed Concrete	5%			LIFE	**	5-10	\$800	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2066	**			
Retaining Walls									
	Cast in Place Concrete	100%			2066	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2044	**			

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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
	Molded Case Bkrs	100%		2031	\$1,600	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%		2031	\$35,000	5	\$200	
Raceway								
	Conduit	95%		2031	\$32,300	1		
	Conduit	5%		2051	* *	1		
Panelboards								
	Fused Disc Sw	5%		2030	\$800	5		
	Molded Case Bkrs	95%		2030	\$15,400	5	\$200	
Wiring								
	Thermoplastic	95%		2031	\$28,600	1		
	Thermoplastic	5%		2051	* *	1		
Motor Controllers								
	Locally Mounted	100%		2029	\$16,400	5	\$100	
Ground								
Grounding Devices								
	Generic	100%		LIFE	* *	5	\$200	
Lighting								
Interior Lighting								
	Fluorescent	95%		2026	\$77,300	10	\$6,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-12 Lamps								
	Incandescent	5%		2026	\$4,100	2		
Egress Lighting								
	Emergency, Service	50%		2036	* *	1		
	Emergency, Battery	50%		2026	\$5,500	10	\$900	
Exterior Lighting								
	HID	30%		2026	\$9,200	10		
	No Component	70%						
Alarm								
Security System								
	No Component	70%						
	Generic	30%		2026	\$7,400	1	\$800	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Reading Area And Exit Doors								
Explanation : Intrusion Alarm And Motion Sensor								
Fire/Smoke Detection								
	No Component	70%						
	Generic, Analog	30%		2026	\$25,200	1-3	\$1,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Bell, Pull Box Station And Fire Alarm Panel								

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$3,700	
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$600	
	Terminal Devices								
	Air Handler	50%			2026	\$53,500	1	\$2,300	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Convector/Radiator	50%			2044	**	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2026	\$64,600	1	\$3,500	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$12,200	
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2026	\$85,100	1		
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2026	\$15,300	2	\$5,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
	Exhaust Fans								
	Roof	80%			2036	**	2	\$200	
	Roof	20%	Now	\$2,500	2041	**	2		
		Broken, Extent : Severe, Area Affected : 100%							
		Location : Rooftop							
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$4,600	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : One 40 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
SPUYTEN DUYVIL BRANCH LIBRARY
Asset # : 13368

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2036	* *	4	\$200	
	Sewage Ejector(s)								
	Compressed Air	100%	Now	\$100	2031	\$1,400	4	\$100	
			Malfunctioning, Extent : Moderate, Area Affected : 10%						
			Location : Basement						
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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : ST. AGNES BRANCH LIBRARY
Address : 444 AMSTERDAM AVE. @ WEST 81ST ST.
Borough : MANHATTAN **Agency's Number** : S01
Program / Asset # : NPL0S01.000 / 13363 **Yr Built/Renovated** : 1906 / 2009
Area Sq Ft : 20,900 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 17-May-2017 **Landmark Status** : EXTERIOR, HISTORICAL DISTRICT
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1229 **Lot** : 31 **BIN** : 1032683

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$165,900	
Interior Architecture	\$145,600	
Mechanical		\$590,900
Total	\$311,400	\$590,900
Importance Code A	\$165,900	
Importance Code B	\$145,600	\$590,900
Total	\$311,400	\$590,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$7,400		\$44,100	\$1,900
Interior Architecture			\$600	
Electrical	\$2,000	\$23,700	\$2,600	\$2,000
Mechanical	\$2,100	\$1,900	\$4,200	\$1,900
Site Enclosure	\$5,500			
Site Pavements	\$2,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$23,100	\$29,600	\$55,400	\$9,700
Importance Code A	\$8,400	\$1,100	\$45,100	\$2,900
Importance Code B	\$6,900	\$28,500	\$10,300	\$6,800
Importance Code C	\$7,700			
Total	\$23,100	\$29,600	\$55,400	\$9,700



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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

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	45%	Now	\$165,900	LIFE	**	5	\$23,400	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : West (Rear) Facade							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : West (Rear) Facade							
	Masonry: Limestone	50%			LIFE	**	5	\$19,500	
	Metal Panel	5%			2054	**	5-10	\$17,900	
Windows									
	Metal Louvers	5%			2031		10	\$1,900	
	Wood	95%			2044	**	5	\$56,600	
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$1,700	
	Masonry: Limestone	25%			LIFE	**	5	\$1,100	
	Metal Panel	15%			2054	**	5	\$2,000	
	Metal Rail	5%			2045	**	5-10	\$3,100	
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,100	
Roof									
	Modified Bitumen	85%			2036	**	10	\$9,100	
	Skylight, Metal/Glass	5%			2054	**	10	\$1,800	
	Sloped Glazing	10%	Now	\$7,400	LIFE	**	5	\$14,400	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Upper North East Corner Of Sloped Plane							
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	**	5	\$5,500	
	Ceramic Tile	5%			2041	**	5	\$1,600	
	Marble Panels	5%			LIFE	**	5	\$1,200	
	Panel/Paver: Bluestone	3%			LIFE	**	5	\$700	
	Terrazzo	4%			LIFE	**	5	\$1,000	
	Vinyl Tile	15%			2033	**	3	\$1,800	
	Wood	60%	Now	\$145,600	2043	**	5	\$17,600	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$2,300	
	Glass: Single Pane	5%			LIFE	**	5	\$1,700	
	Gypsum Board	25%			LIFE	**	5	\$6,900	
	Plaster	60%			LIFE	**	5	\$8,300	
	Wood	5%			LIFE	**	5	\$9,200	
Ceilings									
	Gypsum Board	25%			LIFE	**	5	\$9,800	
	Plaster	50%			LIFE	**	5	\$9,800	
	Plaster	25%			LIFE	**	5	\$4,900	
Site Enclosure									

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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Architecture		Current Repair			Future Replacement		Maintenance		
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	50%	Now	\$5,500	2058	**			
		Broken/Missing Elements, Extent : Moderate, Area Affected : 50%							
		Location : Rear Yard - Fence Posts Misaligned, Curbing Is Cracked / Crumbling							
	Iron Picket	50%			2063	**			
Site Pavements									
	On-Site Walkways								
	Cast in Place Concrete	50%			2041	**			
	Masonry: Granite	50%	0-2	\$2,200	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Entry Landing, Ramp And Stairs							
Activity Yard									
	Cast in Place Concrete	100%			2026				
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2048	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 1600 Amperes							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 2- Vertical Sections							
	Raceway								
	Conduit	100%			2048	**	1		
	Panelboards								
	Fused Disc Sw	10%			2044	**	5		
	Molded Case Bkrs	90%			2044	**	5	\$500	
	Wiring								
	Thermoplastic	100%			2048	**	1		
	Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									

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NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

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	15%			2033	* *	10	\$2,900	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices, Basement							
	Fluorescent	85%			2033	* *	10	\$16,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
	Emergency, Battery	50%			2033	* *	10	\$2,500	
	Exit, LED	50%			2056	* *	1		
Exterior Lighting									
	HID	10%			2033	* *	10		
	No Component	90%							
Alarm									
	Security System								
	Generic	100%			2033	* *	1	\$7,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2033	* *	1-3	\$12,900	
		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%			2048	* *	1		
	Conversion Equipment								
	Furnace	40%			2028	\$21,700	1	\$4,100	
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : Roof							
		Explanation : 2 Rooftop Package Units							
	Hot Water Boiler	60%			2041	* *	1	\$6,200	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement, Boiler Room							
		Explanation : 3 Units							
Distribution									
	Hot Wtr Piping/Pump	60%			2044	* *	4	\$600	
	No Component	40%							

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

NEW YORK PUBLIC LIBRARY - 035
ST. AGNES BRANCH LIBRARY
Asset # : 13363

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	30%			2033	**	1	\$3,900	
	Convactor/Radiator	30%			2041	**	1	\$2,000	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Interior Pkg Unit - Cooling	60%			2029	\$516,400	2	\$800	
			R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : 4th Floor Penthouse						
	Exterior Pkg Unit - Cooling	40%			2028	\$74,600	2	\$500	
			R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : 2 Rooftop Package Units.						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,700	
	Exhaust Fans								
	Interior	40%			2033	**	2	\$300	
	Roof	60%			2028	\$22,900	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$14,000	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$3,500	4	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
			Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 4th Floor Explanation : 1 Unit						
Fire Suppression									
	Sprinkler								
	No Component	75%							
	Generic	25%			2048	**	1-2	\$1,500	

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : ST. GEORGE LIBRARY CENTER
Address : 5 CENTRAL AVE. 10 HYATT ST.
Borough : STATEN ISLAND **Agency's Number** : S02
Program / Asset # : NPL0S02.000 / 13364 **Yr Built/Renovated** : 1907 / 1986
Area Sq Ft : 25,029 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Apr-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2
Block : 5 **Lot** : 74 **BIN** : 5000030

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$729,700	
Interior Architecture	\$80,100	\$156,600
Electrical	\$13,600	\$376,500
Mechanical	\$480,400	\$571,100
Total	\$1,303,700	\$1,104,100
Importance Code A	\$729,700	
Importance Code B	\$537,500	\$1,038,700
Importance Code C	\$36,600	\$65,500
Total	\$1,303,700	\$1,104,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$56,800			
Interior Architecture	\$114,500			\$14,800
Electrical	\$2,800	\$4,200	\$2,300	\$2,800
Mechanical	\$31,300	\$4,600	\$10,000	\$4,600
Site Enclosure	\$700			
Site Pavements	\$6,500			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$220,500	\$16,700	\$20,200	\$30,100
Importance Code A	\$58,000	\$1,200	\$1,200	\$1,200
Importance Code B	\$147,700	\$15,400	\$18,900	\$28,800
Importance Code C	\$14,700			
Total	\$220,500	\$16,700	\$20,200	\$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.

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

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	5%			2048	**	10	\$3,900	
	Masonry: Brick	55%			LIFE	**	5	\$18,300	
	Masonry: Granite	5%			LIFE	**	5	\$1,200	
	Masonry: Limestone	35%	0-2	\$69,000	LIFE	**	5	\$8,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : At Wall Penetrations									
Windows									
	Aluminum	45%	2-4	\$17,300	2036	**	5	\$1,900	
Broken/Missing Elements, Extent : Severe, Area Affected : 15%									
Location : Windows East Facade									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Explanation : Metal Storm Windows Installed Proud Of Existing Wood Windows									
	Metal Louvers	5%			2031	\$13,600	10	\$2,600	
	Wood	25%	2-4	\$25,800	2036	**	5	\$10,600	
Deteriorated Finish, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor Windows - Original Building									
Glazing Clouded, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor Windows									
Split/Cracked, Extent : Moderate, Area Affected : 25%									
Location : 1st Floor Windows - Original Building									
	Wood	25%	0-2	\$3,200	2036	**	5	\$10,600	
Dry Rot/Decay, Extent : Moderate, Area Affected : 25%									
Location : Windows - 1950s Addition									
Parapets									
	Copper/Terne	85%	Now	\$66,500	2078	**	5	\$1,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 20%									
Location : Metal Cornice									
Cracking/Crumbling, Extent : Severe, Area Affected : 30%									
Location : Metal Cornice									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Metal Cornice									
	Masonry: Limestone	15%	2-4	\$1,000	LIFE	**	5	\$100	
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%									
Location : Flat Roof - 1980s Addition									

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	20%	Now	\$92,000	2038	* *			1
		<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 15%</i> <i>Location : 1980s Addition - Flat Roof Above Reference Room And Computer Area</i> <i>Water Penetration, Extent : Severe, Area Affected : 20%</i> <i>Location : 1980s Addition - Flat Roof Above Reference Room And Computer Area</i>							
	Copper/Terne	7%	0-2	\$9,600	2043	* *			
		<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 40%</i> <i>Location : Dormer Vents</i>							
	Skylight, Metal/Glass	3%			2048	* *	10	\$3,100	
	Slate	70%	Now	\$502,200	LIFE	* *			1
		<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> <i>Location : Throughout Pitched Roof And Downspouts</i> <i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 20%</i> <i>Location : Internal Gutters - 1960s Addition</i> <i>Loose Units, Extent : Severe, Area Affected : 15%</i> <i>Location : Throughout Pitched Roof</i>							
Interior									
Floors									
	Carpet	75%	4+	\$77,700	2027	\$388,600	3	\$42,100	
		<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i> <i>Location : Basement Level</i>							
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,100	
	Ceramic Tile	5%	2-4	\$2,000	2031	\$39,300	5	\$900	
		<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i> <i>Location : Public And Staff Bathrooms</i>							
	Vinyl Tile	15%			2028	\$51,800	3	\$2,800	
Interior Walls									
	Ceramic Tile	5%			2031	\$65,500	5	\$2,200	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$900	
	Glass: Single Pane	2%			LIFE	* *	5	\$700	
	Gypsum Board	40%	2-4	\$7,900	LIFE	* *	5	\$10,500	
		<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i> <i>Location : Reference Room And Storage Room - Basement</i>							
	Plaster	48%	Now	\$36,600	LIFE	* *	5	\$6,300	
		<i>Water Penetration, Extent : Severe, Area Affected : 15%</i> <i>Location : Auditorium, Shipping/ Receiving Area, 1st Floor Reading Room</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Architecture		Current Repair		Future Replacement		Maintenance		
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%	2-4	\$2,600	2041	**	5	\$3,000	
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Storage Room							
Exposed Struc: Wood	35%	4+	\$23,600	LIFE	**			
	Water Penetration, Extent : Light, Area Affected : 10%							
	Location : East And West Walls							
Gypsum Board	50%	Now	\$43,500	LIFE	**	5	\$24,800	
	Water Penetration, Extent : Severe, Area Affected : 15%							
	Location : Basement Level - Staff Room, Reference Room, Receiving Area							
Site Enclosure								
Fence/Gates								
Chain Link	10%			2038	**			
Iron Picket	90%	0-2	\$300	2063	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 15%							
	Location : Railings							
Retaining Walls								
Cast in Place Concrete	100%	Now	\$400	2048	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Control Joints And Top Of Wall							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$6,500	2033	**			
	Spalling, Extent : Moderate, Area Affected : 25%							
	Location : Entrance Ramp - Full Replacement Required							

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%			2038	**	5	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated At 800 Amperes In The Switchboard								
Raceway								
Conduit	100%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2036	**	5		
Molded Case Bkrs	95%			2036	**	5	\$600	
Wiring								
Thermoplastic	100%			2038	**	1		
Motor Controllers								
Motor Control Center	100%			2033	**	5	\$700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

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								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	5%			2028	\$13,600	10	\$1,100	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Hallways And Attic					
				Explanation : Compact Fluorescent Light Fixtures					
	Fluorescent	85%			2036	* *	10	\$19,500	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout The Building					
	Fluorescent	5%			2023	\$13,600	10	\$1,100	
				T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%					
				Location : Basement					
	Fluorescent	5%			2036	* *	10	\$1,100	
				T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Children Reading Room					
Egress Lighting									
	Emergency, Battery	50%			2028	\$18,300	10	\$3,000	
	Exit, LED	25%			2043	* *	1		
	Exit, Service	25%			2028	\$1,000	1		
Exterior Lighting									
	HID	30%			2028	\$30,700	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2028	\$82,000	1	\$9,400	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Inside And Outside The Building					
				Explanation : CCTV Surveillance Cameras And Intrusion Alarm System					
Fire/Smoke Detection									
	Generic, Digital	100%			2028	\$280,900	1-3	\$15,900	
				Other Observation, Extent : Moderate, Area Affected : 100%					
				Location : Throughout The Building					
				Explanation : Strobe Lights, Alarm Bells, Manual Pull Station, 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%			2038	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			2048	**	1	\$12,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Cellar								
	Explanation : 1 Brand New Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$800	2036	**	4	\$1,200	
	Leak Evident, Extent : Moderate, Area Affected : 2%								
	Location : Basement Staff Storage Room								
	Terminal Devices								
	Air Handler	35%			2028	\$125,000	1	\$5,400	
	Convactor/Radiator	5%			2026	\$6,800	1	\$400	
	Fan Coil Unit/Heat	20%			2033	**	1	\$1,600	
	Fan Coil Unit/Heat	40%			2023	\$152,200	1	\$3,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout First And Second Floors								
	Explanation : Dual Temperature Fan Coil Units Observed. The Piping In Children Room Has Been Disconnected.								
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2028	\$194,000	1	\$10,500	
	R-22 Refrigerant, Extent : Light, Area Affected : 90%								
	Location : Court Yard								
	Window/Wall Unit	10%			2022	\$5,300	1		
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2038	**	4	\$1,900	
	Terminal Devices								
	Air Handler/Cool/Ht	40%			2028	\$113,900	1	\$6,200	
	Fan Coil - 4 Pipe	20%			2033	**	1	\$1,600	
	Fan Coil - 4 Pipe	40%			2023	\$237,900	1	\$3,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout First And Second Floors								
	Explanation : Dual Temperature Fan Coil Unit Observed								
	Heat Rejection								
	Dry Cooler	100%			2028	\$138,100	2	\$17,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,000	
	Exhaust Fans								
	Interior	100%			2023	\$90,400	2	\$800	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
ST. GEORGE LIBRARY CENTER
Asset # : 13364

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			2022	\$15,500	2	\$400	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	40%	Now	\$1,100	LIFE	* *	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5%							
		Location : Various Locations Inside The Walls.							
	No Component	60%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location :							
		Explanation : Exterior Gutters And Leaders Damaged And Broken At The Rear Side.							
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	60%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
	Hydraulic	40%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 40%							
		Location : 1st To 2nd Floor							
		Explanation : 1 Unit							

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

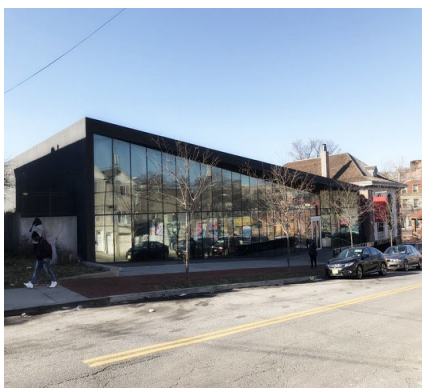
Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : STAPLETON BRANCH LIBRARY
Address : 132 CANAL ST. @WRIGHT ST.
Borough : STATEN ISLAND **Agency's Number** : S07
Program / Asset # : NPL0S07.000 / 13369 **Yr Built/Renovated** : 1907 / 2013
Area Sq Ft : 12,459 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 21-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 526 **Lot** : 63 **BIN** : 5013792

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$41,200	\$50,400
Site Pavements	\$56,300	
Total	\$97,500	\$50,400
Importance Code A	\$41,200	\$50,400
Importance Code B	\$56,300	
Total	\$97,500	\$50,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$17,100		\$35,000	
Interior Architecture	\$10,000		\$5,200	\$900
Electrical	\$3,000	\$300	\$12,400	\$600
Mechanical	\$2,700	\$3,300	\$3,700	\$3,300
Total	\$32,800	\$3,600	\$56,200	\$4,800
Importance Code A	\$17,700	\$600	\$35,700	\$600
Importance Code B	\$15,100	\$3,000	\$20,200	\$4,200
Importance Code C			\$300	
Total	\$32,800	\$3,600	\$56,200	\$4,800



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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

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	25%	Now	\$41,200	LIFE	**	5	\$6,300		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Electrical And Storage Room In Basement									
Masonry: Limestone	5%			LIFE	**	5	\$900		
Metal Panel	40%			2059	**	5-10	\$69,300		
Window Wall	25%			2059	**	5	\$23,600		
Wood	5%			2034	**	5	\$6,300		
Windows									
Aluminum	65%			2054	**	5	\$2,200		
Wood	35%			2037	**	5	\$12,100		
Roof									
Copper/Terne	5%	0-2	\$8,100	2064	**				
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Copper Roof Over 1910 Building Portico									
Modified Bitumen	60%			2039	**	10	\$17,600		
Skylight, Plastic	5%			2049	**	1			
Wood Shingles	30%			2042	**	10	\$2,900		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : 1910 Building Roof									
Soffits									
Metal Panel	100%			2049	**	5-10			
Interior									
Floors									
Carpet	10%			2031	\$25,800	3	\$3,700		
Cast in Place Concrete	10%			LIFE	**	5	\$4,100		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement									
Cast in Place Concrete	50%	Now	\$5,300	LIFE	**	5	\$20,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Near Main Entrance									
Ceramic Tile	5%			2044	**	5	\$900		
Wood	25%			2044	**	5	\$8,700		
Interior Walls									
Ceramic Tile	5%			2044	**	5	\$700		
Glass: Single Pane	30%			LIFE	**	5	\$3,000		
Gypsum Board	55%			LIFE	**	5	\$4,400		
Wood	5%			LIFE	**	5	\$2,700		
Wood	5%			LIFE	**	5	\$2,700		
Ceilings									
Exposed Struc: Wood	65%			LIFE	**				
Gypsum Board	10%			LIFE	**	5	\$2,400		
Plaster	25%	4+	\$3,800	LIFE	**	5	\$3,000		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Area Below Metal Roof At Portico In 1910 Building									
Site Enclosure									

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Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

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%			2073		* *		
	Free Standing Walls								
	Cast in Place Concrete	100%			2073		* *		
	Retaining Walls								
	Cast in Place Concrete	100%			2073		* *		
Site Pavements									
	Public Sidewalk								
	Pavers/Stone	100%	0-2	\$56,300	2038		* *		
	Sinking/Subsiding, Extent : Moderate, Area Affected : 20%								
	Location : At Building Corner Sidewalk Creates A Tripping Hazard								
	On-Site Walkways								
	Cast in Place Concrete	50%			2046		* *		
	Pavers/Stone	50%			2038		* *		
	Activity Yard								
	Pavers/Stone	100%			2038		* *		

Electrical		Current Repair		Future Replacement		Maintenance			
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 : 1- 800 Amperes Main Disconnect Switch								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2049	* *	5	\$100	
	Raceway								
	Conduit	100%			2049	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2045	* *	5		
	Molded Case Bkrs	90%			2045	* *	5	\$300	
	Wiring								
	Thermoplastic	100%			2049	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2042	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									

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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

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	97%			2034	**	10	\$11,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	3%			2034	**	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Exit, LED	30%			2057	**	1		
	Exit, Service	10%			2034	**	1		
	Exit, Battery	60%			2034	**	10	\$500	
Exterior Lighting									
	HID	40%			2034	**	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
		Explanation : Controlled Via Photocell							
	HID	10%	Now	\$2,500	2034	**			
		Malfunctioning, Extent : Moderate, Area Affected : 100%							
		Location : Rear Walkways							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Rear Walkways							
		Explanation : Suspect Bad Wiring							
	No Component	50%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	**	1	\$1,400	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2034	**	1-3	\$2,400	

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%			2049	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2042	**	1	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Gas Fired Hot Water Boiler							
	Distribution								
	Hot Wtr Piping/Pump	100%			2045	**	4	\$600	

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

NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Mechanical		Current Repair		Future Replacement		Maintenance			
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%			2034	**	1	\$3,900	
	Convactor/Radiator	50%			2042	**	1	\$2,000	
	Other Observation, Extent : Light, Area Affected : 70%								
	Location : Throughout Main Library								
	Explanation : Under Floor Radiant Heating Panels								
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Reciprocating	95%			2034	**	1	\$5,500	
	Compr/Chiller								
	Split Unit	5%			2034	**			
	Distribution								
	CW & CHW Wtr	100%			2049	**	4	\$600	
	Pipe/Pump								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2034	**	1	\$7,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,900	
	Exhaust Fans								
	Interior	100%			2034	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	**	1		
	Water Heater								
	Electric	100%			2027	\$11,100	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Janitor Closet And Basement								
	Explanation : 2 Point Of Use Electric Hot Water Heaters								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2023	\$400	4	\$400	
	Backflow Preventer								
	Generic	100%			2034	**	1	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 1st Floor Closet								
	Fixtures								
	Generic	100%							
Fire Suppression									

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NEW YORK PUBLIC LIBRARY - 035
STAPLETON BRANCH LIBRARY
Asset # : 13369

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		80%						
Generic		20%		2049	* *	1-2	\$700	

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : THROG'S NECK BRANCH LIBRARY
Address : 3025 CROSS BRONX EXPRESSWAY NEAR DEWEY AVE.
Borough : BRONX **Agency's Number** : T01
Program / Asset # : NPL0T01.000 / 13370 **Yr Built/Renovated** : 1974 / 2007
Area Sq Ft : 8,280 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5439 **Lot** : 1 **BIN** : 2077131

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture		\$71,400
Electrical		\$35,000
Total		\$106,400
Importance Code B		\$106,400
Total		\$106,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,700			
Interior Architecture	\$21,900	\$4,100		\$1,100
Electrical	\$400	\$200	\$300	\$300
Mechanical	\$7,300	\$600	\$3,900	\$600
Site Enclosure	\$26,500			
Total	\$84,800	\$4,900	\$4,300	\$1,900
Importance Code A	\$29,100	\$400	\$400	\$400
Importance Code B	\$10,600	\$4,500	\$3,900	\$1,500
Importance Code C	\$45,100			
Total	\$84,800	\$4,900	\$4,300	\$1,900



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

NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

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	100%	2-4	\$20,000	LIFE	**	5	\$11,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 50%									
Location : At Base Of Entire Perimeter Parge Coat Of Cement Finish Failing									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Facade, Rear Courtyard									
Explanation : Split Face Exposed Aggregate Concrete Block									
Windows									
	Aluminum	100%			2047	**	5	\$2,600	
Parapets									
	Concrete Masonry Unit	50%			LIFE	**	5-10	\$3,800	
Other Observation, Extent : Light, Area Affected : 50%									
Location : Parapet Wall									
Explanation : Covered With Roof Membrane									
	Pre-Cast Concrete	50%			LIFE	**	5	\$8,700	
Recent Replace Evident, Extent : Light, Area Affected : 50%									
Location : Coping Stones									
Roof									
	Modified Bitumen	100%			2039	**	10	\$18,400	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Main Roof									
Interior									
Floors									
	Cast in Place Concrete	8%			LIFE	**	5	\$3,000	
	Ceramic Tile	2%			2040	**	5	\$200	
	Vinyl Tile	90%			2031	\$71,400	3	\$3,900	
Interior Walls									
	Ceramic Tile	2%			2040	**	5	\$100	
	Concrete Masonry Unit	92%			LIFE	**	5	\$2,500	
	Folding Partition	6%	Now	\$17,300	2056	**	5	\$300	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Folding Partion Non Functional									
Ceilings									
	AcousTileSusp.Lay-In	95%			2048	**	5	\$8,200	
	Exposed Struc: Steel	5%			LIFE	**	10	\$900	
Site Enclosure									
Free Standing Walls									
	Concrete Masonry Unit	100%	0-2	\$26,500	2061	**			
Broken/Missing Elements, Extent : Severe, Area Affected : 80%									
Location : Precast Concrete Copings At Top Of Freestanding Wall									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%									
Location : Freestanding Wall Enclosure At Back									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2036	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2036	**			

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

NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$1,600	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room First Floor								
	Explanation : One 400 Ampere Main Disconnect Switch								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$35,000	5	\$200	
	Raceway								
	Conduit	80%			2031	\$27,200	1		
	Conduit	20%			2041	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$800	5		
	Molded Case Bkrs	45%			2039	* *	5	\$100	
	Molded Case Bkrs	50%			2030	\$8,100	5	\$100	
	Wiring								
	Thermoplastic	60%			2031	\$18,000	1		
	Thermoplastic	40%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2029	\$13,100	5		
	Locally Mounted	20%			2036	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2039	* *	10	\$7,600	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Egress Lighting								
	Emergency, Battery	50%			2031	\$6,100	10	\$1,000	
	Exit, Service	50%			2031	\$600	1		
	Exterior Lighting								
	HID	20%			2026	\$6,800	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$900	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$1,500	
Mechanical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$4,100	
				Insul. Deteriorating, Extent : Moderate, Area Affected : 5%					
				Location : Mechanical Room					
	Distribution								
	Hot Wtr Piping/Pump	100%	Now	\$1,300	2039	**	4	\$400	
				Corroded, Extent : Moderate, Area Affected : 5%					
				Location : Mechanical Room. Corroded Hot Water Supply Line					
				Leak Evident, Extent : Severe, Area Affected : 10%					
				Location : Mechanical Room. Hot Water Piping Leaking At The Header					
	Terminal Devices								
	Convactor/Radiator	50%			2044	**	1	\$1,300	
	Under Construction	50%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Under Construction	100%							
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$13,500	
	Terminal Devices								
	Under Construction	100%							
	Heat Rejection								
	Under Construction	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,300	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$5,100	2	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : Two 40 Gallon					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
THROG'S NECK BRANCH LIBRARY
Asset # : 13370

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	95%							
	Generic	5%			2036	* *	1		
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Mechanical Room							
		Explanation : Boiler							
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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : TOMPKINS SQUARE BRANCH LIBRARY
Address : 331 EAST 10TH ST. @AVENUE B
Borough : MANHATTAN **Agency's Number** : T02
Program / Asset # : NPL0T02.000 / 13371 **Yr Built/Renovated** : 1904 / 2001
Area Sq Ft : 14,703 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 18-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 404 **Lot** : 39 **BIN** : 1005147

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$442,600	\$174,000
Interior Architecture	\$51,000	\$46,700
Electrical	\$8,700	
Mechanical	\$180,400	\$274,300
Total	\$682,600	\$495,000
Importance Code A	\$442,600	\$174,000
Importance Code B	\$240,000	\$274,300
Importance Code C		\$46,700
Total	\$682,600	\$495,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$40,900			
Interior Architecture	\$7,800	\$6,100	\$245,400	
Electrical	\$1,200	\$16,500	\$1,700	\$1,200
Mechanical	\$6,500	\$7,100	\$4,400	\$4,500
Site Enclosure	\$24,300			
Site Pavements	\$3,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$88,200	\$33,700	\$255,500	\$9,700
Importance Code A	\$41,600	\$800	\$700	\$700
Importance Code B	\$26,200	\$32,900	\$254,800	\$8,900
Importance Code C	\$20,400			
Total	\$88,200	\$33,700	\$255,500	\$9,700



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

NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

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	40%	Now	\$44,700	LIFE	**	5	\$6,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : East, North And West Facades							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : East, North And West Facades							
	Masonry: Granite	5%			LIFE	**	5	\$600	
	Masonry: Limestone	40%	Now	\$89,800	LIFE	**	5	\$4,700	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
		Location : Street Facade At Window Openings							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Street Facade							
	Slate Panels	3%			LIFE	**	5	\$400	
	Stucco Cement	12%	Now	\$12,900	2033	**	5	\$2,400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : North (Rear) Facade							
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 20%							
		Location : North (Rear) Facade							
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : North (Rear) Facade							
		Explanation : Vegetation Growth							
Windows									
	Aluminum	100%	Now	\$260,000	2053	**	5	\$2,600	
		Air Infiltration, Extent : Moderate, Area Affected : 50%							
		Location : Windows Throughout							
		Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 50%							
		Location : Windows Throughout							
		Unit Inoperable, Extent : Severe, Area Affected : 10%							
		Location : Various Locations - First Floor							
Parapets									
	Cast Stone/Terra Cotta	5%			LIFE	**	5	\$1,200	
	Masonry: Brick	65%	Now	\$28,000	LIFE	**	5	\$2,100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : East, North And West Parapet Walls							
		Spalling, Extent : Severe, Area Affected : 15%							
		Location : East, North And West Parapet Walls							
	Masonry: Limestone	25%			LIFE	**	5	\$1,000	
	Slate	5%			LIFE	**	5	\$200	

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

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	85%	0-2	\$17,400	2028	\$174,000			
		Alligatoring, Extent : Moderate, Area Affected : 20%							
		Location : Seams Of Main Roof							
		Blisters, Extent : Light, Area Affected : 25%							
		Location : Main Roof							
		Vegetation Growth, Extent : Moderate, Area Affected : 15%							
		Location : Main Roof							
	Modified Bitumen	15%	Now	\$30,700	2038	**			
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : 2nd Floor Roof - South East Corner, 3rd Floor Roof - East Side							
Interior									
Floors									
	Carpet	65%			2024	\$237,500	3	\$23,700	
	Ceramic Tile	5%			2031	\$27,700	5	\$1,200	
	Sheet Vinyl/Rubber	30%	Now	\$51,000	2033	**	5	\$5,500	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 15%							
		Location : Basement Corridors, Mecanical Areas And Public Spaces							
		Uneven Substrate, Extent : Moderate, Area Affected : 25%							
		Location : Basement Corridors, Mecanical Areas And Public Spaces							
Interior Walls									
	Ceramic Tile	5%			2031	\$46,700	5	\$1,400	
	Gypsum Board	80%			LIFE	**	5	\$13,800	
	Plaster	15%			LIFE	**	5	\$1,300	
Ceilings									
	AcousTile,Adhered	50%			2033	**	5	\$12,200	
	AcousTileSusp.Lay-In	30%	4+	\$6,900	2041	**	5	\$3,700	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 15%							
		Location : Basement							
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Basement							
	Gypsum Board	10%			LIFE	**	5	\$3,000	
	Plaster	10%	4+	\$800	LIFE	**	5	\$1,500	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
		Location : First And Second Floor Ceilings							
		Paint Peeling, Extent : Light, Area Affected : 15%							
		Location : First And Second Floor Ceilings							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2048	**			
Free Standing Walls									
	Masonry: Brick	100%	0-2	\$20,400	2038	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Rear Yard - Perimeter Walls							

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

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

Site Enclosure

Retaining Walls

Masonry: Brick

100% 0-2 \$4,000 2038 * *

*Misaligned/Bulging, Extent : Moderate, Area Affected : 20%**Location : Areaway To Basement From Street*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% Now \$1,300 2041 * *

*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Sidewalk Adjacent To East 10th Street*

On-Site Walkways

Cast in Place Concrete

100% 2033 * *

Activity Yard

Cast in Place Concrete

100% 4+ \$2,200 2033 * *

*Other Observation, Extent : Moderate, Area Affected : 25%**Location : Rear Yard**Explanation : Worn / Eroded*

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100% 2048 * * 5 \$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Main Service Disconnect Switches Rated At 400 Amperes Each.*

Switchgear / Switchboard

Fused Disc Sw

100% 2048 * * 5 \$100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : 2- Vertical Sections*

Raceway

Conduit

100% 2048 * * 1

Panelboards

Fused Disc Sw

5% 2044 * * 5

Molded Case Bkrs

95% 2044 * * 5 \$400

Wiring

Thermoplastic

100% 2048 * * 1

Motor Controllers

Locally Mounted

100% 2041 * * 5 \$100

Ground

Grounding Devices

Generic

100% LIFE * * 5 \$200

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

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	80%			2033	* *	10	\$10,800	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	5%			2023	\$8,700	10	\$700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Basement							
	Fluorescent	10%			2033	* *	10	\$1,300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Hallways							
Fluorescent		5%			2033	* *	10	\$700	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Basement							
Egress Lighting									
Emergency, Battery Exit, Service		50%			2033	* *	10	\$1,800	
		50%			2033	* *	1		
Exterior Lighting									
HID		10%			2028	\$6,500	10		
	No Component	90%							
Alarm									
Security System									
No Component Generic		30%							
		70%			2033	* *	1	\$3,800	
		Other Observation, Extent : Light, Area Affected : 100% Location : Reading Areas, Hallways And Outside Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
Generic, Digital		100%			2036	* *	1-3	\$9,100	
		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%			2038	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2033	* *	1	\$7,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							

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

NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Mechanical		Current Repair			Future Replacement		Maintenance		
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%	Now	\$1,300	2027	\$25,200	4	\$700	
		Corroded, Extent : Severe, Area Affected : 10%							
		Location : Circulation Pumps And Valves, Basement Boiler Room							
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Boiler Room							
		Explanation : Defective Temperature Control Panel							
Terminal Devices									
	Air Handler	30%			2028	\$68,300	1	\$2,700	
	Convactor/Radiator	70%			2026	\$60,700	1	\$3,300	
Air Conditioning									
Energy Source									
	Electricity	100%			2036	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	80%			2023	\$110,000	1	\$5,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 80%							
		Location : Basement							
		Repairs In Progress, Extent : Light, Area Affected : 80%							
		Location : Basement							
	Exterior Pkg Unit - Cooling	10%			2028	\$13,100	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Roof							
	Window/Wall Unit	10%			2026	\$3,400	1		
Terminal Devices									
	Air Handler/Cool/Ht	80%			2028	\$145,300	1	\$7,300	
	No Component	20%							
Heat Rejection									
	Dry Cooler	80%			2023	\$70,400	2	\$8,200	
	No Component	20%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,200	
Exhaust Fans									
	Interior	70%	Now	\$2,000	2033	* *	2	\$300	
		Other Observation, Extent : Severe, Area Affected : 5%							
		Location : Basement							
		Explanation : There Is No Vent For Gas Room							
	Roof	30%			2028	\$8,100	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2038	* *	1		
Water Heater									
	Gas Fired	100%			2026	\$9,900	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.

NEW YORK PUBLIC LIBRARY - 035
TOMPKINS SQUARE BRANCH LIBRARY
Asset # : 13371

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2023	\$2,500	4	\$500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 3rd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2054	* *	1-2	\$4,100	

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : TOTTEVILLE BRANCH LIBRARY
Address : 7430 AMBOY RD. @YETMAN AVE.
Borough : STATEN ISLAND **Agency's Number** : T03
Program / Asset # : NPL0T03.000 / 13372 **Yr Built/Renovated** : 1904 / 1993
Area Sq Ft : 5,412 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 30-Jun-2020 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 7899 **Lot** : 9 **BIN** : 5088113

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$94,700
Mechanical		\$66,800
Total		\$161,500
Importance Code B		\$161,500
Total		\$161,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$69,800		\$11,700	
Interior Architecture	\$24,800		\$200	\$3,000
Electrical	\$4,400	\$400	\$300	\$400
Mechanical	\$41,000	\$1,100	\$2,200	\$1,100
Site Enclosure	\$5,900			
Site Pavements	\$2,400			
Total	\$148,300	\$1,500	\$14,400	\$4,500
Importance Code A	\$70,100	\$300	\$12,000	\$300
Importance Code B	\$64,100	\$1,200	\$2,400	\$4,300
Importance Code C	\$14,100			
Total	\$148,300	\$1,500	\$14,400	\$4,500



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

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	48%	Now	\$23,300	LIFE	**	5	\$8,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Throughout							
	Masonry: Limestone	5%	Now	\$5,800	LIFE	**	5	\$700	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Base Of Front Columns							
	Stucco Cement	42%			2044	**	5	\$18,900	
	Wood	5%			2044	**	5	\$4,500	
		Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Over Main Entrance							
Windows									
	Steel	2%	Now	\$4,300	2056	**	5	\$400	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 100% Location : Community Room Exit Thermally Inefficient, Extent : Moderate, Area Affected : 50% Location : Community Room Exit							
	Wood	98%	Now	\$30,200	2039	**	5	\$17,100	
		Deteriorated Finish, Extent : Moderate, Area Affected : 50% Location : Throughout Split/Cracked, Extent : Moderate, Area Affected : 10% Location : Throughout							
Roof									
	Modified Bitumen	15%			2041	**	10	\$1,600	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Rear Exit Roof							
	Wood Shingles	85%			2046	**	10	\$3,100	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Main Roof							
Soffits									
	Wood	100%	0-2	\$6,300	2036	**	5	\$5,100	
		Deteriorated Finish, Extent : Light, Area Affected : 10% Location : Underside Of Eave							
Interior									
Floors									
	Carpet	70%			2027	\$85,100	3	\$11,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
	Ceramic Tile	5%			2034	**	5	\$400	
	Vinyl Tile	20%			2031	\$16,200	3	\$800	

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

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	\$200	
	Gypsum Board	75%			LIFE	**	5-10	\$7,200	
	Masonry: Brick	5%	Now	\$1,300	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Mechanical Room In Basement							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : Mechanical Room In Basement							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Mechanical Room In Basement							
	Plaster	10%			LIFE	**	5-10	\$500	
	Wood	5%			LIFE	**	5	\$2,200	
Ceilings									
	Exposed Struc: Wood	70%			LIFE	**	10	\$8,500	
	Gypsum Board	25%			LIFE	**	5-10	\$7,000	
	Plaster	5%			LIFE	**	5-10	\$700	
Site Enclosure									
Fence/Gates									
	Chain Link	95%	Now	\$4,200	2041	**			
		Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Along Driveway							
	Iron Picket	5%			2051	**			
Retaining Walls									
	Cast in Place Concrete	45%			2051	**			
	Masonry: Brick	50%	Now	\$1,700	2041	**			
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : Ramp And Stairs To Entrance							
	Masonry: Fieldstone	5%			2041	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	90%			2036	**			
	Pavers/Stone	10%			2034	**			
On-Site Walkways									
	Cast in Place Concrete	60%	Now	\$400	2036	**			
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Stair To Front Entrance							
		Explanation : Open Expansion Joints To Brick Cheek Walls							
	Pavers/Stone	40%			2034	**			
Parking/Driveway									
	Cast in Place Concrete	100%	2-4	\$2,000	2036	**			
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Driveway							

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

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%			2041	**	5		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Electrical Room					
				Explanation : One 400 Ampere Main Disconnect Switch					
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2031	\$38,000	5		
	Raceway								
	Conduit	50%			2031	\$18,400	1		
	Conduit	50%			2051	**	1		
	Panelboards								
	Molded Case Bkrs	10%			2047	**	5		
	Molded Case Bkrs	90%			2030	\$15,800	5	\$100	
	Wiring								
	Thermoplastic	90%			2051	**	1		
	Thermoplastic	10%			2041	**	1		
	Motor Controllers								
	Locally Mounted	100%			2036	**	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	40%			2026	\$25,500	10	\$2,000	
				Compact Fluorescent Light, Extent : Light, Area Affected : 100%					
				Location : First Floor					
	Fluorescent	10%			2031	\$6,400	10	\$500	
				T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout					
	Fluorescent	10%			2031	\$6,400	10	\$500	
				T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%					
				Location : Throughout					
	HID	10%			2031	\$4,300	10		
	Incandescent	20%			2031	\$12,700	2		
	Incandescent	10%			2026	\$6,400	2		
	Egress Lighting								
	Emergency, Service	50%			2026	\$1,600	1		
	Exit, Service	50%			2026	\$500	1		
	Exterior Lighting								
	HID	50%			2036	**	10		
	Incandescent	10%	0-2	\$2,000	2041	**	2		
				On Extended Life, Extent : Moderate, Area Affected : 100%					
				Location : Building Exterior					
	No Component	40%							

Alarm

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

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%				2031	\$19,300	1	\$2,000	

Fire/Smoke Detection									
No Component	60%								
Generic, Analog	40%				2041	* *	1-3	\$1,300	

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

Location : Throughout Building

Explanation : New Fire Alarm System Installed In 2020.

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

Heating

Energy Source									
Natural Gas	100%				2051	* *	1		

Conversion Equipment									
Hot Water Boiler	100%				2036	* *	1	\$2,700	

Distribution									
Hot Wtr Piping/Pump	100%				2039	* *	4	\$400	

Terminal Devices									
Air Handler	40%				2031	\$33,500	1	\$1,300	
Convactor/Radiator	60%				2036	* *	1	\$1,100	

Air Conditioning

Energy Source									
Electricity	100%				2047	* *	1		

Conversion Equipment									
Reciprocating Compr/Chiller	50%	Now		\$25,300	2041	* *	1	\$1,100	

Broken, Extent : Severe, Area Affected : 100%

Location : Back Yard

Not in Service, Extent : Severe, Area Affected : 100%

Location : Backyard

Split Unit	45%				2036	* *			
Window/Wall Unit	5%				2026	\$600	1		

Distribution									
CW & CHW Wtr Pipe/Pump	100%				2041	* *	4	\$300	

Not in Service, Extent : Moderate, Area Affected : 100%

Location : Basement

Terminal Devices									
Air Handler/Cool/Ht	100%				2031	\$66,800	1	\$3,400	

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

Location : Basement

Explanation : Units Only Used For Heating

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NEW YORK PUBLIC LIBRARY - 035
TOTTENVILLE BRANCH LIBRARY
Asset # : 13372

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%	Now	\$12,000	2041	* *	2	\$3,000	
Broken, Extent : Severe, Area Affected : 100%									
Location : Basement									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,800	
Exhaust Fans									
	Interior	100%	Now	\$1,100	2031	\$21,200	2	\$100	
Not in Service, Extent : Light, Area Affected : 10%									
Location : Mechanical Room Fan									
Plumbing									
H/C Water Piping									
	Brass/Copper	50%			2051	* *	1		
	Galvanized Steel	50%			2036	* *	1		
Water Heater									
	Electric	100%			2026	\$5,300	4		
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 Floor									
Explanation : Chair Lift									

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : TREMONT BRANCH LIBRARY
Address : 1866 WASHINGTON AVE. @E. 176 ST.
Borough : BRONX **Agency's Number** : T04
Program / Asset # : NPL0T04.000 / 13373 **Yr Built/Renovated** : 1905 / 2006
Area Sq Ft : 11,900 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 02-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,Mez
Block : 2918 **Lot** : 1 **BIN** : 2009573

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$282,200	
Electrical		\$35,000
Mechanical		\$275,400
Total	\$282,200	\$310,400
Importance Code A	\$282,200	\$93,100
Importance Code B		\$217,300
Total	\$282,200	\$310,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$66,300			
Interior Architecture	\$83,000		\$4,200	\$1,100
Electrical	\$25,700	\$300	\$400	\$400
Mechanical	\$13,100	\$4,100	\$3,400	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$192,200	\$8,400	\$11,900	\$9,800
Importance Code A	\$66,900	\$600	\$600	\$600
Importance Code B	\$97,100	\$7,800	\$11,400	\$8,700
Importance Code C	\$28,100			\$500
Total	\$192,200	\$8,400	\$11,900	\$9,800



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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

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	40%			LIFE	**	5	\$23,500	
	Masonry: Brick	25%	Now	\$48,000	LIFE	**	5	\$7,300	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%									
Location : North Facade, East Facade									
Spalling, Extent : Severe, Area Affected : 25%									
Location : North Facade, East Facade									
Worn/Eroded, Extent : Severe, Area Affected : 20%									
Location : North Facade, East Facade									
	Masonry: Granite	10%			LIFE	**	5	\$4,400	
	Masonry: Limestone	10%			LIFE	**	5	\$4,400	
	Metal, Corrugated	5%			2041	**	1		
	Stucco Cement	10%	Now	\$9,200	2044	**	5	\$3,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : East Facade									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : East Facade									
Explanation : Cement Parge Coat over brick									
Windows									
	Glass Block	2%			LIFE	**	5	\$100	
	Wood	98%	Now	\$40,400	2039	**	5	\$24,800	1
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Throughout									
Split/Cracked, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 35%									
Location : Street Height, South And West Facades									
Explanation : Protective Metal Grilles									

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

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								
	Cast Stone/Terra Cotta	5%	Now	\$12,400	LIFE	* *	5	\$1,400	1
		Broken/Missing Elements, Extent : Severe, Area Affected : 20%							
		Location : Coping At East And North Parapets							
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Coping At East And North Parapets							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%							
		Location : Coping At East And North Parapets							
	Masonry: Brick	55%	Now	\$49,500	LIFE	* *	5	\$2,000	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Interior Face Throughout							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Misaligned/Bulging, Extent : Severe, Area Affected : 15%							
		Location : West Facade							
		Spalling, Extent : Severe, Area Affected : 25%							
		Location : Interior Parapet Wall Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
	Masonry: Brick	25%			LIFE	* *	5-10	\$6,100	
	Masonry: Limestone	10%	4+	\$6,100	LIFE	* *	5	\$500	
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Cornice							
	Masonry: Sandstone	5%	Now	\$17,200	LIFE	* *	5	\$200	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 35%							
		Location : Coping At North And East Parapets							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : Coping At North And East Parapets, Mechanical Bulkhead							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Coping At North And East Parapets							
		Explanation : This Material Is Actually Bluestone.							
Roof									
	Modified Bitumen	100%	Now	\$144,400	2041	* *			1
		Blisters, Extent : Severe, Area Affected : 25%							
		Location : Throughout							
		Debris Present, Extent : Severe, Area Affected : 10%							
		Location : Lower Roof							
		Miss/Damaged Flashings, Extent : Severe, Area Affected : 40%							
		Location : Parapet Walls And Mechanical Bulkhead							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Bulkhead And Third Floor							
		Worn/Eroded, Extent : Severe, Area Affected : 25%							
		Location : Throughout							

Interior

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	10%			2030	\$14,100	3	\$1,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$4,500	
	Ceramic Tile	5%			2040	**	5	\$500	
	Marble Panels	5%			LIFE	**	5	\$800	
	Slate	5%			LIFE	**	5	\$1,100	
	Terrazzo	3%			LIFE	**	5	\$500	
	Vinyl Tile	7%			2036	**	3	\$300	
	Vinyl Tile	20%	Now	\$18,800	2041	**	3	\$800	
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Third Floor, Staff Office									
Worn/Eroded, Extent : Severe, Area Affected : 50%									
Location : Third Floor									
	Wood	35%			2059	**	5	\$6,700	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$1,100	
	Gypsum Board	5%			LIFE	**	5-10	\$1,900	
	Marble Panels	5%			LIFE	**	10	\$400	
	Plaster	30%			LIFE	**	5-10	\$5,600	
	Plaster	35%			LIFE	**	5-10	\$6,500	
	Plaster	15%	Now	\$14,300	LIFE	**	5	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Roof Stair, Third Floor At Custodian Apartment									
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Third Floor At Custodian Apartment									
Deteriorated Finish, Extent : Severe, Area Affected : 50%									
Location : Roof Stair, Third Floor At Custodian Apartment									
	Wood	5%			LIFE	**	5	\$8,800	
Ceilings									
	AcousTile,Adhered	5%			2044	**	5	\$500	
	Exposed Concrete	5%			LIFE	**	5-10	\$600	
	Gypsum Board	10%			LIFE	**	5-10	\$3,500	
	Plaster	30%			LIFE	**	5-10	\$5,200	
	Plaster	45%	Now	\$26,100	LIFE	**	5	\$2,900	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Third Floor Custodian Apartment, 1st Floor Near Lobby									
Paint Peeling, Extent : Severe, Area Affected : 50%									
Location : Third Floor Custodian Apartment									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Third Floor Custodian Apartment									
	Plaster	5%			LIFE	**	5-10	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Crown Moulding									

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NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

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

Site Enclosure

Retaining Walls

Masonry: Brick

100%

2051

* *

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2044

* *

On-Site Walkways

Cast in Place Concrete

100%

2044

* *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2031

\$1,600

5

\$300

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

Location : Electrical Room Basement

Explanation : One 800 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs

100%

2031

\$35,000

5

\$300

Raceway

Conduit

95%

2031

\$32,300

1

Conduit

5%

2051

* *

1

Panelboards

Fused Disc Sw

5%

2030

\$800

5

Molded Case Bkrs

40%

2047

* *

5

\$100

Molded Case Bkrs

55%

2030

\$8,900

5

\$200

Wiring

Braided Cloth

50%

2-4

\$15,000

2056

* *

1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Thermoplastic

30%

2031

\$9,000

1

Thermoplastic

20%

2051

* *

1

Motor Controllers

Locally Mounted

100%

2029

\$32,700

5

\$100

Ground

Grounding Devices

Generic

100%

0-2

\$10,300

LIFE

* *

5

\$200

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

Location : Water Main Basement

Explanation : Corroded

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

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	65%			2036	* *	10	\$7,100	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement, Offices On 1st, 2nd And 3rd Floor							
	Fluorescent	30%			2036	* *	10	\$3,300	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Reading Areas 1st, 2nd And 3rd Floor							
	Fluorescent	5%			2036	* *	10	\$500	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
Egress Lighting									
	Emergency, Battery	50%			2036	* *	10	\$1,400	
	Exit, LED	10%			2059	* *	1		
	Exit, Service	40%			2036	* *	1		
Exterior Lighting									
	HID	20%			2026	\$9,700	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2036	* *	1	\$1,300	
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2036	* *	1-3	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Alarm Bells, Manual Pull Stations, Strobe Lights 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%			2041	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2029	\$93,100	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Old Unit							
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$1,900	2030	\$18,800	4	\$600	
		Corroded, Extent : Moderate, Area Affected : 40%							
		Location : Basement							
Terminal Devices									
	Air Handler	40%			2036	* *	1	\$2,900	
	Convactor/Radiator	60%			2036	* *	1	\$2,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

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%			2039	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	90%			2031	\$92,200	1	\$5,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 3 Units. Roof							
	Split Unit	10%			2036	**			
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2041	**	4	\$600	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2036	**	1	\$7,400	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2031	\$24,300	2	\$8,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,500	
	Exhaust Fans								
	Interior	80%			2036	**	2	\$300	
	Roof	20%			2036	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2031	\$90,000	1		
	Water Heater								
	Gas Fired	100%			2031	\$7,400	2	\$200	
	Sanitary Piping								
	Cast Iron	100%	Now	\$4,400	LIFE	**	1		
		Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : 1st Floor Bathroom							
	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	**			
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2051	**	1-2	\$300	
		Other Observation, Extent : Light, Area Affected : 10% Location : Stairway Only Explanation : Partial Coverage							

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
TREMONT BRANCH LIBRARY
Asset # : 13373

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name	: VAN NEST BRANCH LIBRARY		
Address	: 2147 BARNES AVE. @LYDIG AVE.		
Borough	: BRONX	Agency's Number	: V01
Program / Asset #	: NPL0V01.000 / 13374	Yr Built/Renovated	: 1968 / 1998
Area Sq Ft	: 7,690	Project Type	: NEW YORK PUBLIC LIBRARY
Date of Survey	: 17-Jan-2020	Landmark Status	: NONE
Areas Surveyed	: Basement, Roof, Floors 1		
Block	: 4321	Lot	: 70
		BIN	: 2049427

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$397,500	
Electrical		\$43,400
Mechanical		\$311,200
Total	\$397,500	\$354,600
Importance Code A	\$397,500	\$60,200
Importance Code B		\$294,400
Total	\$397,500	\$354,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$45,300		\$700	
Interior Architecture	\$17,200		\$1,700	
Electrical	\$6,800	\$600	\$800	\$600
Mechanical	\$6,600	\$3,100	\$4,700	\$2,700
Total	\$75,900	\$3,700	\$7,800	\$3,300
Importance Code A	\$45,700	\$400	\$1,000	\$400
Importance Code B	\$28,000	\$3,300	\$6,800	\$3,000
Importance Code C	\$2,200			
Total	\$75,900	\$3,700	\$7,800	\$3,300



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

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%			LIFE	**	5	\$16,100	
	Masonry: Brick	85%			LIFE	**	5	\$27,300	
	Granite Panels	5%	Now	\$18,500	LIFE	**	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Granite Base At Front Of Building Failing									
Windows									
	Aluminum	75%			2039	**	5	\$1,300	
	Steel	25%			2047	**	5	\$5,500	
Parapets									
	Masonry: Brick	90%	Now	\$129,300	LIFE	**	5	\$3,400	1
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%									
Location : Throughout									
Parge/Tar Separating, Extent : Severe, Area Affected : 60%									
Location : Throughout Parapet Wall									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Throughout									
	Slate	10%	0-2	\$2,300	LIFE	**	5	\$400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Coping Stones									
Worn/Eroded, Extent : Moderate, Area Affected : 10%									
Location : Copings									
Roof									
	Modified Bitumen	100%	0-2	\$268,200	2041	**			
Blisters, Extent : Severe, Area Affected : 10%									
Location : Main Roof									
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$4,600	
	Mosaic Tile	5%			2044	**	5	\$1,300	
	Terrazzo	5%			LIFE	**	5	\$800	
	Vinyl Tile	80%			2036	**	3	\$3,100	
Interior Walls									
	Concrete Masonry Unit	98%			LIFE	**	5	\$4,200	
	Glass: Single Pane	1%			LIFE	**	5	\$100	
	Plaster	1%			LIFE	**	5-10		
Ceilings									
	AcousTileSusp.Lay-In	5%			2036	**	5	\$500	
	Exposed Concrete	2%			LIFE	**	5-10	\$300	
	Metal Panel	93%			LIFE	**	5	\$24,300	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	**			

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

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$1,600	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch. No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$35,000	5	\$200	
	Raceway								
	Conduit	80%			2031	\$27,200	1		
	Conduit	20%			2041	* *	1		
	Wiring								
	Braided Cloth	20%	2-4	\$6,000	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	80%			2041	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$16,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2036	* *	10	\$6,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2031	\$8,300	10	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Offices							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Exit, LED	100%			2059	* *	1		
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2039	* *	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2039	* *	1-3	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2029	\$60,200	1	\$3,800	
	Distribution								
	Hot Wtr Piping/Pump	100%			2047	**	4	\$600	
	Insul. Deteriorating, Extent : Moderate, Area Affected : 2%								
	Location : Basement								
	Terminal Devices								
	Air Handler	50%			2031	\$54,900	1	\$2,400	
	Convactor/Radiator	50%			2044	**	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2031	\$66,200	1	\$3,600	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$12,500	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$87,500	1	\$4,800	
	Heat Rejection								
	Dry Cooler	100%			2031	\$42,400	2	\$5,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,800	
	Exhaust Fans								
	Roof	100%			2031	\$13,000	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$4,800	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : One 40 Gallon Poorly Located								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sewage Ejector(s)								
	Electric	100%			2031	\$2,200	4	\$500	
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2036	**	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.*

NEW YORK PUBLIC LIBRARY - 035
VAN NEST BRANCH LIBRARY
Asset # : 13374

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : WAKEFIELD BRANCH LIBRARY
Address : 4100 LOWERRE PLACE @E. 229 ST.
Borough : BRONX Agency's Number : W01
Program / Asset # : NPL0W01.000 / 13375 Yr Built/Renovated : 1938 / 1989
Area Sq Ft : 10,743 Project Type : NEW YORK PUBLIC LIBRARY
Date of Survey : 31-Jan-2020 Landmark Status : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 4832 Lot : 20 BIN : 2063175

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$37,100	\$80,800
Electrical		\$35,000
Total	\$37,100	\$115,800
Importance Code A	\$37,100	\$80,800
Importance Code B		\$35,000
Total	\$37,100	\$115,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$44,300			
Interior Architecture	\$20,800		\$6,000	\$400
Electrical	\$16,800	\$300	\$400	\$400
Mechanical	\$18,100	\$3,000	\$2,800	\$3,000
Site Pavements	\$19,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$123,100	\$7,300	\$13,200	\$7,700
Importance Code A	\$45,400	\$1,100	\$1,100	\$1,100
Importance Code B	\$42,000	\$6,200	\$12,100	\$6,700
Importance Code C	\$35,700			
Total	\$123,100	\$7,300	\$13,200	\$7,700



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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

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	\$37,100	LIFE	* *	5	\$22,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Facades									
	Masonry: Limestone	5%			LIFE	* *	5	\$1,800	
Windows									
	Aluminum	100%			2047	* *	5	\$4,000	
Parapets									
	Masonry: Brick	95%			LIFE	* *	5-10	\$35,500	
	Masonry: Limestone	5%			LIFE	* *	5-10	\$3,300	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Roof									
	Roll Roofing	100%	0-2	\$8,100	2030	\$80,800	5	\$15,100	
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Main Roof									
Fishmouths, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Main Roof									
Explanation : Air Pockets									
Interior									
Floors									
	Carpet	75%			2030	\$166,800	3	\$18,100	
	Terrazzo	5%			LIFE	* *	5	\$1,300	
	Vinyl Tile	20%	Now	\$3,000	2031	\$29,600	3	\$1,200	
Interior Walls									
	Plaster	100%			LIFE	* *	5-10	\$25,600	
Ceilings									
	AcousTile,Adhered	97%			2036	* *	5	\$15,600	
	Gypsum Board	1%			LIFE	* *	5-10	\$600	
	Plaster	2%			LIFE	* *	5-10	\$600	
Site Enclosure									
Fence/Gates									
	Chain Link	20%			2041	* *			
	Iron Picket	80%			2066	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2051	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Architecture	Current Repair			Future Replacement		Maintenance		
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	95%	Now	\$2,300	2044	* *			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Rear Of Buildings</i>								

Masonry: Granite	5%	4+	\$300	LIFE	* *			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Of Building</i>								

Parking/Driveway

Cast in Place Concrete	100%	Now	\$16,500	2044	* *			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Rear Of Building</i>								

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$1,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$35,000	5	\$300	
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Raceway

Conduit	100%			2031	\$34,000	1		
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Panelboards

Fused Disc Sw	5%			2030	\$800	5		
Molded Case Bkrs	95%			2030	\$15,400	5	\$300	

Wiring

Braided Cloth	50%	2-4	\$15,000	2056	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Thermoplastic	50%			2031	\$15,000	1		
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Motor Controllers

Locally Mounted	100%			2029	\$32,700	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$300	
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Lighting

Interior Lighting

Fluorescent	100%			2036	* *	10	\$9,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-8 Lamps</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

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%			2026		\$7,800	10	\$1,300	
Exit, Service	50%			2026		\$800	1		
Exterior Lighting									
HID	20%			2026		\$8,800	10		
No Component	80%								

Alarm

Security System									
No Component	70%								
Generic	30%			2036		* *	1	\$1,200	
Fire/Smoke Detection									
No Component	70%								
Generic, Digital	30%			2036		* *	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%			2051		* *	1		
Conversion Equipment									
Steam Boiler	100%			2044		* *	1	\$10,600	
Distribution									
Hot Wtr Piping/Pump	30%			2047		* *	4	\$200	
<i>Other Observation, Extent : Light, Area Affected : 75%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : Water Coil In Steam Boiler</i>									
Central Plant Steam Piping/Pmp	70%	0-2		\$12,900	2051	* *	4	\$400	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement. Hot Water Return Piping</i>									
Terminal Devices									
Convactor/Radiator	90%			2036		* *	1	\$3,100	
Unit Heater - Steam	10%			2036		* *	4	\$100	

Air Conditioning

Energy Source									
Electricity	100%			2047		* *	1		
Conversion Equipment									
Reciprocating	20%			2031		\$18,500	1	\$1,000	
Compr/Chiller									
Exterior Pkg Unit - Cooling	70%			2039		* *	2	\$500	
Window/Wall Unit	10%			2026		\$2,300	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WAKEFIELD BRANCH LIBRARY
Asset # : 13375

Mechanical		Current Repair		Future Replacement		Maintenance			
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	20%			2031	\$24,400	1		
	No Component	80%							
	Heat Rejection								
	Dry Cooler	90%			2039	* *	2	\$6,700	
	No Component	10%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,500	
	Exhaust Fans								
	Interior	80%			2036	* *	2	\$300	
	Roof	20%			2031	\$3,600	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	* *	1		
	Water Heater								
	Electric	100%			2029	\$9,600	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%			2024	\$400	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 1st 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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : WASHINGTON HEIGHTS BRANCH LIBRARY
Address : 1000 ST. NICHOLAS AVE. @W. 160 STREET
Borough : MANHATTAN **Agency's Number** : W02
Program / Asset # : NPL0W02.000 / 13376 **Yr Built/Renovated** : 1905 / 2013
Area Sq Ft : 17,497 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 08-Jul-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3
Block : 2109 **Lot** : 55 **BIN** : 1062551

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$275,100	\$44,600
Mechanical		\$372,800
Total	\$275,100	\$417,400
Importance Code A	\$275,100	\$44,600
Importance Code B		\$372,800
Total	\$275,100	\$417,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$54,600	\$3,500		
Interior Architecture	\$59,600	\$5,200	\$1,900	
Electrical	\$800	\$500	\$400	\$300
Mechanical	\$11,100	\$4,300	\$6,500	\$3,400
Total	\$126,100	\$13,600	\$8,900	\$3,700
Importance Code A	\$55,500	\$4,300	\$900	\$900
Importance Code B	\$43,300	\$9,200	\$6,900	\$2,800
Importance Code C	\$27,400		\$1,100	
Total	\$126,100	\$13,600	\$8,900	\$3,700



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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

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	\$275,100	LIFE	**	5	\$42,100	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 70%							
		Location : All Facades							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : All Facades							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Stair To Sub-basement							
	Masonry: Brick	5%			LIFE	**	5	\$5,000	
		Recent Replace Evident, Extent : Light, Area Affected : 5%							
		Location : Side Facade Upper Floors							
	Masonry: Granite	5%			LIFE	**	5	\$3,700	
	Masonry: Limestone	5%	Now	\$32,500	LIFE	**	5	\$1,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Windows									
	Aluminum	100%			2053	**	5	\$7,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : All Facades							
Parapets									
	Masonry: Brick	65%			LIFE	**	5-10	\$15,400	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Parapet Walls							
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Interior Of Parapet Walls							
		Explanation : Covered With Metal Panels							
	Metal Panel	20%			2057	**	5	\$2,700	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Bulkheads							
	Pre-Cast Concrete	15%			LIFE	**	5	\$6,500	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Parapet Coping Stones							
Roof									
	Modified Bitumen	95%			2039	**	10	\$10,700	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof Areas							
	Skylight, Metal/Glass	5%			2057	**	10	\$1,900	

Interior

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	20%			2032	**	3	\$7,900	
Cast in Place Concrete	20%			LIFE	**	5	\$22,900	
Ceramic Tile	5%			2044	**	5	\$1,300	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Toilet Rooms</i>								
Terrazzo	10%			LIFE	**	5	\$4,100	
Vinyl Tile	5%			2039	**	3	\$500	
Wood	40%			2066	**	5	\$19,600	
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$2,200	
Gypsum Board	30%			LIFE	**	5-10	\$22,800	
Plaster	65%	2-4	\$12,600	LIFE	**	5	\$8,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Staff Area</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2048	**	5	\$5,200	
Gypsum Board	10%			LIFE	**	5-10	\$9,000	
Plaster	70%	4+	\$13,000	LIFE	**	5	\$11,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Pantry Staff Lounge</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2066	**			
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Masonry: Granite	100%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2041	**	5	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : One 800 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$500	
Raceway								
Conduit	90%			2057	**	1		
Conduit	10%			2041	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

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	2%			2039	**	5		
	Fused Disc Sw	3%			2053	**	5		
	Molded Case Bkrs	75%			2053	**	5	\$300	
	Molded Case Bkrs	20%			2039	**	5	\$100	
Wiring									
	Thermoplastic	90%			2057	**	1		
	Thermoplastic	10%			2041	**	1		
Motor Controllers									
	Locally Mounted	70%			2048	**	5	\$100	
	Locally Mounted	30%			2036	**	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$500	
Lighting									
Interior Lighting									
	Fluorescent	10%			2039	**	10	\$1,600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Staircases And Hallways							
	Fluorescent	90%			2039	**	10	\$14,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : T-8 Lamps							
Egress Lighting									
	Emergency, Battery	50%			2039	**	10	\$2,100	
	Exit, LED	50%			2066	**	1		
Exterior Lighting									
	HID	20%			2039	**	10		
	No Component	80%							
Alarm									
Security System									
	No Component	80%							
	Generic	10%			2039	**	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Inside And Outside The Building Explanation : Surveillance Camera CCTV							
	Generic	10%			2039	**	1	\$700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Exit Doors And Reading Area Explanation : Intrusion Alarm And Motion Sensor							
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2039	**	1-3	\$2,200	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobes, Bell, Horn, Smoke Detector, Fire Alarm Panel And Pull Box Station							

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

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NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2051	**	1	\$8,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : 2 Units								
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	**	4	\$1,300	
	Terminal Devices								
	Air Handler	50%			2031	\$124,800	1	\$5,400	
	Convactor/Radiator	45%			2036	**	1	\$2,500	
	Convactor/Radiator	5%	0-2	\$200	2036	**	1	\$300	
	Corroded, Extent : Moderate, Area Affected : 50%								
	Location : Basement, Corroded Radiator								
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	80%			2031	\$120,600	1	\$6,500	
	R-22 Refrigerant, Extent : Moderate, Area Affected : 100%								
	Location : Mechanical Room								
	No Component	20%							
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2031	\$127,400	1	\$8,700	
	No Component	20%							
	Heat Rejection								
	Dry Cooler	80%			2036	**	2	\$9,800	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,400	
	Exhaust Fans								
	Interior	100%			2039	**	2	\$500	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2041	**	1		
	Galvanized Steel	80%			2036	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$10,800	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		

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

NEW YORK PUBLIC LIBRARY - 035
WASHINGTON HEIGHTS BRANCH LIBRARY
Asset # : 13376

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sump Pump(s) Non-Submersible	100%		2039	* *	4	\$600	
			<i>Recent Repair Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Sewage Ejector(s) Electric	100%		2031	\$5,100	4	\$1,000	
	Fixtures Generic	100%						
Vertical Transport								
	Elevators Hydraulic	100%		LIFE	* *			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : 1 Unit From Basement To 4th Floor, 1 Unit From 1st To 2nd Floor</i>					
			<i>Explanation : 2 Units</i>					

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : WEBSTER BRANCH LIBRARY
Address : 1465 YORK AVE. @ EAST 78TH ST.
Borough : MANHATTAN **Agency's Number** : W03
Program / Asset # : NPL0W03.000 / 13377 **Yr Built/Renovated** : 1906 / 2002
Area Sq Ft : 11,801 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 31-May-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1472 **Lot** : 28 **BIN** : 1045991

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$461,100	
Interior Architecture	\$74,700	\$43,300
Electrical		\$260,400
Mechanical	\$164,800	\$64,100
Total	\$700,600	\$367,900
Importance Code A	\$461,100	
Importance Code B	\$201,700	\$324,600
Importance Code C	\$37,800	\$43,300
Total	\$700,600	\$367,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$87,600			
Interior Architecture	\$25,200	\$300		
Electrical	\$11,500	\$1,100	\$1,000	\$1,200
Mechanical	\$2,000	\$1,400	\$2,200	\$1,100
Site Enclosure	\$3,300			
Site Pavements	\$3,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$136,600	\$6,700	\$7,100	\$6,200
Importance Code A	\$88,200	\$600	\$600	\$600
Importance Code B	\$38,600	\$6,100	\$6,500	\$5,700
Importance Code C	\$9,800			
Total	\$136,600	\$6,700	\$7,100	\$6,200



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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	65%	Now	\$169,000	LIFE	**	5	\$25,800		
Diagonal Cracks, Extent : Severe, Area Affected : 10%									
Location : North And South Facades - Corners - Near Upper Parapet Walls									
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : North And South Facades - Corners - Near Upper Parapet Walls									
Masonry: Granite	5%	Now	\$26,000	LIFE	**	5	\$1,500		
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%									
Location : At Entry Stair Landing And Stair To Basement									
Masonry: Limestone	25%			LIFE	**	5	\$7,500		
Metal Panel	5%	0-2	\$1,500	2038	**	5	\$3,700		
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Penthouse									
Windows									
Wood	100%	0-2	\$238,200	2053	**	5	\$29,200	1	
Broken/Missing Elements, Extent : Severe, Area Affected : 80%									
Location : 4th Floor Apartment									
Hardware Missing, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
Thermally Inefficient, Extent : Moderate, Area Affected : 75%									
Location : Lexan Panes Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 80%									
Location : Throughout									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Protective Metal Grilles - Rear Facade									
Parapets									
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$700		
Masonry: Brick	75%	Now	\$32,900	LIFE	**	5	\$1,300	1	
Horizontal Cracks, Extent : Severe, Area Affected : 20%									
Location : Interior Parapet Walls On Roof Above Penthouse									
Misaligned/Bulging, Extent : Severe, Area Affected : 25%									
Location : Interior Parapet Walls On Roof Above Penthouse									
Masonry: Limestone	10%			LIFE	**	5	\$200		
Slate	10%	Now	\$21,500	LIFE	**	5	\$200		
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Coping Stones On Parapet Walls									
Roof									
Roll Roofing	95%	2-4	\$5,700	2027	\$28,600	5	\$5,300		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : Throughout									
Skylight, Metal/Glass	5%	Now	\$53,900	2058	**				
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Skylight Entire									

Interior

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Cast in Place Concrete	15%			LIFE	**	5	\$4,500	
	Mosaic Tile	2%			2033	**	5	\$700	
	Marble Panels	3%			LIFE	**	5	\$300	
	Terrazzo	5%			LIFE	**	5	\$500	
	Wood	75%	4+	\$36,900	2043	**	5	\$9,700	
Deteriorated Finish, Extent : Moderate, Area Affected : 20%									
Location : 1st And 2nd Floor Reading Areas									
Interior Walls									
	Ceramic Tile	5%			2031	\$43,300	5	\$1,400	
	Concrete Masonry Unit	5%			LIFE	**	5	\$600	
	Masonry: Brick	5%	4+	\$6,100	LIFE	**			
Water Penetration, Extent : Light, Area Affected : 5%									
Location : Basement Walls									
	Plaster	15%	Now	\$37,800	LIFE	**	5	\$1,300	
Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 80%									
Location : 4th Floor Custodial Apartment									
	Plaster	70%			LIFE	**	5	\$6,100	
Ceilings									
	Masonry:Vault Struct	10%	Now	\$10,500	LIFE	**			
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Storage Area In Basement - Water Entering From Stair Landing									
	Plaster	90%	0-2	\$8,500	LIFE	**	5	\$7,500	
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : basement ceiling									
Site Enclosure									
Fence/Gates									
	Aluminum Picket	40%			2038	**			
	Iron Picket	60%	4+	\$700	2048	**			
Corrosion/Rusting, Extent : Light, Area Affected : 25%									
Location : Front Gate									
Retaining Walls									
	Masonry: Brick	100%	Now	\$2,600	2038	**			
Spalling, Extent : Light, Area Affected : 15%									
Location : Rear Yard									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Under Main Entry Stair									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	50%			2041	**			
	Masonry: Granite	50%	Now	\$3,000	LIFE	**			
Caulking Deteriorated, Extent : Severe, Area Affected : 20%									
Location : Water Saturation In Stone Evident At Entry Platform									

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

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

Site Pavements

Activity Yard

Cast in Place Concrete	100%		2033	**	
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Electrical			Current Repair			Future Replacement		Maintenance		
System	Component		% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type		Total	(Years)		FY		(Yrs)		

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2038	**	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.*

Switchgear / Switchboard

Fused Disc Sw	100%		2038	**	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Electrical Room**Explanation : 1- Vertical Section*

Raceway

Conduit	100%		2038	**	1	
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Panelboards

Fused Disc Sw	5%		2036	**	5	
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Molded Case Bkrs	95%		2036	**	5	\$300
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Wiring

Thermoplastic	100%		2038	**	1	
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Motor Controllers

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

Grounding Devices

Generic	100%	0-2	\$10,300	LIFE	**	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Water Main**Explanation : Corroded*

Lighting

Interior Lighting

Fluorescent	93%		2028	\$119,100	10	\$10,100
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*T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Reading Areas*

Fluorescent	5%		2028	\$6,400	10	\$500
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Hallways And Toilets*

Fluorescent	2%		2028	\$2,600	10	\$200
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*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%**Location : Basement*

Egress Lighting

Emergency, Battery	50%		2028	\$8,600	10	\$1,400
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Exit, Service	50%		2028	\$900	1	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

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

HID	20%		2028	\$9,700	10				
No Component	80%								

Alarm

Security System

No Component	30%								
Generic	70%		2036		* *	1		\$3,100	

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

Location : Reading Areas, Hallways And Outside

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital	100%		2028	\$132,400	1-3			\$7,500	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%		2038		* *	1			
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Conversion Equipment

Hot Water Boiler	100%		2033		* *	1		\$5,800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	100%		2027	\$18,700	4			\$900	
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Terminal Devices

Convactor/Radiator	100%		2026	\$64,100	1			\$3,800	
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Air Conditioning

Energy Source

Electricity	100%		2036		* *	1			
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

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

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	50%		2022	\$127,300	2	\$400	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 50% Location : 3 Units, 4th Floor</i>						
	Ext Pkg Unit - Heating/Cooling	25%		2023	\$37,500	2	\$200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 25% Location : 1 Unit, 2nd Floor Roof</i>						
	Split Unit	10%		2028	\$25,600			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : 2 Units, 2nd Floor Roof</i>						
	No Component	15%						
Terminal Devices								
	Fan Coil - 2 Pipe	10%		2028	\$19,400	1	\$400	
	No Component	90%						
Heat Rejection								
	Air Cooled Condenser Unit	10%		2028	\$2,100	2	\$800	
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	75%		LIFE	* *	2-5	\$4,900	
	No Component	25%						
Exhaust Fans								
	Interior	75%		2028	\$32,000	2	\$300	
	Roof	10%		2028	\$2,000	2		
	No Component	15%						
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2038	* *	1		
Water Heater								
	Gas Fired	100%		2026	\$7,300	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	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 3rd Floor Explanation : 1 Unit</i>						

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

Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WEBSTER BRANCH LIBRARY
Asset # : 13377

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression								
Sprinkler								
No Component		70%						
Generic		30%		2054	* *	1-2	\$1,000	

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : WEST FARMS BRANCH LIBRARY
Address : 2085 HONEYWELL AVE. NEAR E. 180 ST.
Borough : BRONX **Agency's Number** : W04
Program / Asset # : NPL0W04.000 / 13378 **Yr Built/Renovated** : 1954 / 1996
Area Sq Ft : 17,264 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 14-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3123 **Lot** : 61 **BIN** : 2013151

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$213,600	
Interior Architecture		\$35,700
Electrical		\$131,100
Mechanical		\$605,300
Total	\$213,600	\$772,100
Importance Code A	\$213,600	
Importance Code B		\$772,100
Total	\$213,600	\$772,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$70,500			
Interior Architecture	\$58,300		\$8,400	\$1,100
Electrical	\$15,800	\$1,400	\$1,900	\$1,500
Mechanical	\$9,200	\$6,300	\$4,800	\$6,000
Site Pavements	\$3,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$161,400	\$11,700	\$19,000	\$12,500
Importance Code A	\$71,400	\$900	\$900	\$900
Importance Code B	\$81,200	\$10,800	\$18,200	\$11,700
Importance Code C	\$8,800			
Total	\$161,400	\$11,700	\$19,000	\$12,500



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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

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	\$2,100	
	Masonry: Brick	75%			LIFE	**	5	\$51,200	
	Pre-Cast Concrete	20%	2-4	\$24,500	LIFE	**	5	\$22,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 15%									
Location : Front Elevation									
Windows									
	Aluminum	100%			2047	**	5	\$6,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : All Facades									
Explanation : Protective Metal Grilles									
Parapets									
	Masonry: Brick	80%			LIFE	**	5-10	\$18,600	
	Pre-Cast Concrete	20%	4+	\$500	LIFE	**	5	\$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%									
Location : Parapet Coping Stone									
Roof									
	Built-Up (BUR)	100%	Now	\$213,600	2041	**			
Alligatoring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Ridging, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Split/Cracked, Extent : Moderate, Area Affected : 15%									
Location : Various Locations									
Interior									
Floors									
	Carpet	65%			2030	\$232,300	3	\$25,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$11,300	
	Ceramic Tile	5%			2040	**	5	\$1,300	
	Terrazzo	5%	4+	\$13,000	LIFE	**	5	\$1,000	
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Maintenance Corridor And 1st Floor									
	Vinyl Tile	15%			2031	\$35,700	3	\$1,900	
Interior Walls									
	Ceramic Tile	3%	4+	\$100	2040	**	5	\$100	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : 2nd Floor Toilet									
	Gypsum Board	80%			LIFE	**	5-10	\$5,500	
	Marble Panels	2%			LIFE	**	10		
	Plaster	15%	Now	\$1,600	LIFE	**	5	\$200	
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : Basement Walls Along Lot Line (North Facade) And Boiler Room									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : Various Locations In 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.

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	30%	Now	\$3,500	2036	**	5	\$3,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 15%								
Location : 2nd Floor								
AcousTileSusp.Lay-In	45%	0-2	\$18,000	2036	**	5	\$5,100	
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : 1st Floor And Basement, 2nd Floor								
Gypsum Board	25%			LIFE	**	5-10	\$19,600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2051	**			
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$3,600	2044	**			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Rear Yard								
Activity Yard								
Rubber Matting	100%			2031				

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%			2041	* *	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	100%			2041	* *	5	\$100	
Raceway									
	Conduit	50%			2041	* *	1		
	Conduit	50%			2031	\$17,000	1		
Panelboards									
	Molded Case Bkrs	70%			2039	* *	5	\$300	
	Molded Case Bkrs	30%			2030	\$4,900	5	\$100	
Wiring									
	Braided Cloth	10%	2-4	\$3,000	2056	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement									
	Thermoplastic	90%			2041	* *	1		

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

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

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%			2036	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2026	\$131,100	10	\$11,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Offices							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2036	* *	10	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	20%			2036	* *	10	\$3,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, Community Room							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2036	* *	10	\$2,100	
	Exit, Service	50%			2036	* *	1		
	Exterior Lighting								
	HID	20%			2031	\$14,100	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2036	* *	1	\$4,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2036	* *	1-3	\$10,600	
		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%			2041	* *	1		

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

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%			2036	**	1	\$8,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	10%	Now	\$100	2039	**	4	\$100	
		Corroded, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
		Not in Service, Extent : Severe, Area Affected : 5%							
		Location : Temperature Control System							
	Hot Wtr Piping/Pump	90%			2039	**	4	\$1,100	
Terminal Devices									
	Air Handler	60%			2031	\$147,800	1	\$6,400	
	Convactor/Radiator	40%			2036	**	1	\$2,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Reciprocating	80%			2031	\$119,000	1	\$6,400	
	Compr/Chiller								
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 5 Units. Backyard							
	Split Unit	20%			2036	**			
Terminal Devices									
	Air Handler/Cool/Ht	100%			2031	\$196,500	1	\$10,700	
Heat Rejection									
	Dry Cooler	100%			2031	\$95,300	2	\$12,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,200	
Exhaust Fans									
	Interior	75%			2031	\$46,700	2	\$400	
	Roof	25%			2026	\$7,300	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
Water Heater									
	Electric	100%			2029	\$15,400	4	\$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.

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

NEW YORK PUBLIC LIBRARY - 035
WEST FARMS BRANCH LIBRARY
Asset # : 13378

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 : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : WEST NEW BRIGHTON BRANCH LIBRARY
Address : 976 CASTLETON AVE. @NORTH BURGHER AVE.
Borough : STATEN ISLAND **Agency's Number** : W05
Program / Asset # : NPL0W05.000 / 13379 **Yr Built/Renovated** : 1932 /
Area Sq Ft : 6,645 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-Jun-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 178 **Lot** : 115 **BIN** : 5004936

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture		\$37,000
Electrical		\$106,400
Mechanical	\$36,700	\$80,800
Total	\$36,700	\$224,200
Importance Code B	\$36,700	\$224,200
Total	\$36,700	\$224,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$31,500			
Interior Architecture	\$24,600		\$200	\$2,500
Electrical	\$5,800	\$400	\$400	\$500
Mechanical	\$47,500	\$900	\$2,200	\$700
Site Enclosure	\$1,500			
Site Pavements	\$4,100			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$118,900	\$5,200	\$6,800	\$7,700
Importance Code A	\$31,900	\$300	\$300	\$300
Importance Code B	\$67,900	\$4,900	\$6,400	\$7,400
Importance Code C	\$19,200			
Total	\$118,900	\$5,200	\$6,800	\$7,700



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

NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

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%	4+	\$14,800	LIFE	**	5	\$22,600	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Masonry: Limestone	5%	Now	\$15,600	LIFE	**	5	\$900	
		Worn/Eroded, Extent : Moderate, Area Affected : 5%							
		Location : Column And Surround At Main Entry							
Windows									
	Aluminum	100%			2047	**	5	\$2,200	
Parapets									
	Masonry: Limestone	25%			LIFE	**	5-10		
	No Component	75%							
Roof									
	Asphalt Shingle	85%			2040	**	10	\$2,000	
	Modified Bitumen	15%			2036	**	10	\$2,100	
Interior									
Floors									
	Carpet	45%			2027	\$55,600	3	\$8,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2034	**	5	\$400	
	Vinyl Tile	45%			2031	\$37,000	3	\$2,000	
Interior Walls									
	Plaster	70%	Now	\$1,300	LIFE	**	5	\$2,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 1%							
		Location : Basement							
		Water Penetration, Extent : Moderate, Area Affected : 1%							
		Location : Basement							
	Wood	30%			LIFE	**	5	\$24,800	
Ceilings									
	AcousTileSusp.Lay-In	25%			2036	**	5	\$2,300	
	Exposed Concrete	5%			LIFE	**	5-10	\$600	
	Plaster	70%			LIFE	**	5-10	\$11,000	
Site Enclosure									
Fence/Gates									
	Chain Link	100%	Now	\$1,500	2041	**			
		Broken/Missing Elements, Extent : Light, Area Affected : 5%							
		Location : Adjacent To Driveway							
Retaining Walls									
	Cast in Place Concrete	100%			2051	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2036	**			

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

NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

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	90%	4+	\$900	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Of Building By Cellar Stair</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Handicap Ramp</i>								

Masonry: Granite	10%	0-2	\$3,200	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Front Entry Steps</i>								

Parking/Driveway

Cast in Place Concrete	100%			2036	**			
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Electrical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$1,600	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								

Raceway

Conduit	90%			2031	\$30,600	1		
Conduit	10%			2041	**	1		

Panelboards

Molded Case Bkrs	50%			2030	\$8,100	5	\$100	
Molded Case Bkrs	50%			2047	**	5	\$100	

Wiring

Braided Cloth	10%	2-4	\$3,000	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Thermoplastic	10%			2041	**	1		
Thermoplastic	80%			2031	\$24,000	1		

Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	70%			2031	\$50,500	10	\$4,300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Incandescent	30%			2026	\$21,600	2		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

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

50% Now \$900 2031 \$1,800 1

*Damaged Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Exit, Service

50% Now \$500 2031 \$500 1

*Damaged Fixtures, Extent : Moderate, Area Affected : 100%**Location : Throughout*

Exterior Lighting

HID

10% 2031 \$2,700 10

*Other Observation, Extent : Light, Area Affected : 100%**Location : Front Walkway**Explanation : Pole Mounted Lights*

HID

10% Now \$800 2031 \$2,700

*Damaged Fixtures, Extent : Moderate, Area Affected : 100%**Location : Facade**Other Observation, Extent : Light, Area Affected : 100%**Location : Perimeter**Explanation : Operated Via Photocell*

No Component

80%

Alarm

Security System

No Component

70%

Generic

30%

2031

\$6,500

1

\$700

Fire/Smoke Detection

No Component

25%

Generic, Digital

75%

2026

\$55,900

1-3

\$3,200

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%

2051

* *

1

Conversion Equipment

Hot Water Boiler

100%

2036

* *

1

\$3,300

Distribution

Hot Wtr Piping/Pump

100%

2047

* *

4

\$500

Terminal Devices

Air Handler

20%

2036

* *

1

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Mechanical Room**Explanation : Ceiling Mounted*

Fan Coil Unit/Heat

80%

2031

\$80,800

1

\$1,700

Air Conditioning

Energy Source

Electricity

100%

2047

* *

1

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

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NEW YORK PUBLIC LIBRARY - 035
WEST NEW BRIGHTON BRANCH LIBRARY
Asset # : 13379

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	50%	Now	\$28,600	2041	* *	1	\$1,400	
		Abandoned in Place, Extent : Severe, Area Affected : 100% Location : Basement Mechanical Room							
	Window/Wall Unit	50%			2026	\$7,000	1		
Distribution									
	CW & CHW Wtr Pipe/Pump	100%	Now	\$4,100	2041	* *	4	\$300	
		Not in Service, Extent : Severe, Area Affected : 100% Location : Chiller And Pumps Abandoned In Place							
	Heat Rejection Dry Cooler	100%	Now	\$36,700	2041	* *	2	\$3,700	
		Abandoned in Place, Extent : Severe, Area Affected : 100% Location : Backyard							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,900	
	Exhaust Fans								
	Interior	100%	Now	\$12,000	2031	\$24,000	2	\$200	
		Broken, Extent : Severe, Area Affected : 20% Location : Basement Bathroom							
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2051	* *	1		
	Galvanized Steel	50%			2036	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$4,100	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 30 Gallons							
	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.
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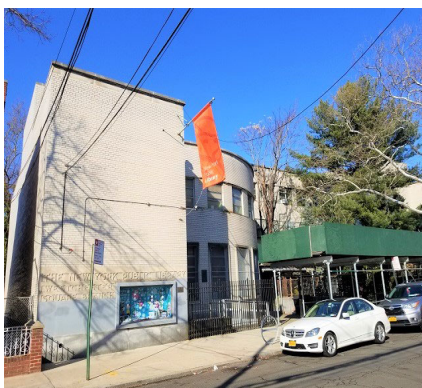
Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : WESTCHESTER SQUARE BRANCH LIBRARY
Address : 2521 GLEBE AVENUE NEAR OVERING ST.
Borough : BRONX **Agency's Number** : W06
Program / Asset # : NPL0W06.000 / 13380 **Yr Built/Renovated** : 1955 / 2006
Area Sq Ft : 13,026 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1,2
Block : 3986 **Lot** : 34 **BIN** : 2041911

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$234,300	\$169,400
Interior Architecture		\$139,300
Electrical		\$176,300
Total	\$234,300	\$485,000
Importance Code A	\$234,300	\$169,400
Importance Code B		\$315,600
Total	\$234,300	\$485,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$57,300			
Interior Architecture	\$34,100		\$200	\$1,900
Electrical	\$32,700	\$200	\$300	\$200
Mechanical	\$5,700	\$3,400	\$2,500	\$3,100
Site Enclosure	\$500			
Site Pavements	\$1,100			
Total	\$131,500	\$3,600	\$2,900	\$5,200
Importance Code A	\$58,000	\$600	\$600	\$600
Importance Code B	\$63,200	\$3,000	\$2,100	\$4,600
Importance Code C	\$10,300		\$200	
Total	\$131,500	\$3,600	\$2,900	\$5,200



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

NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	3%			LIFE	**	5	\$6,400		
Masonry: Brick	87%	2-4	\$60,200	LIFE	**	5	\$18,400		
Sidewalk Shed in Use, Extent : Light, Area Affected : 25%									
Location : Front Facade									
Spalling, Extent : Light, Area Affected : 15%									
Location : Various Locations, All Facades									
Vertical Cracks, Extent : Light, Area Affected : 15%									
Location : Throughout									
Masonry: Limestone	5%	Now	\$6,300	LIFE	**	5	\$800		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : At Window Openings									
Granite Panels	5%	Now	\$12,200	LIFE	**	5	\$800		
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%									
Location : At Main Entrance									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Various Locations Throughout									
Windows									
Aluminum	100%	Now	\$135,900	2056	**	5	\$1,500		
Deteriorated Finish, Extent : Moderate, Area Affected : 45%									
Location : Throughout									
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 45%									
Location : Throughout									
Parapets									
Masonry: Brick	95%	Now	\$38,100	LIFE	**	5	\$3,100	1	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%									
Location : Throughout									
Vertical Cracks, Extent : Severe, Area Affected : 15%									
Location : Various Locations									
Masonry: Limestone	5%	Now	\$1,800	LIFE	**	5	\$200		
Caulking Deteriorated, Extent : Light, Area Affected : 15%									
Location : Coping Stones									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Coping Stones									

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NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	100%	Now	\$33,900	2031	\$169,400			
				Alligatoring, Extent : Moderate, Area Affected : 15%					
				Location : At Roof Penetrations					
				Blisters, Extent : Light, Area Affected : 20%					
				Location : Throughout					
				Ponding, Extent : Light, Area Affected : 10%					
				Location : Center Of Roof					
				Water Penetration, Extent : Moderate, Area Affected : 15%					
				Location : Center Of Roof, 2nd Floor					
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$4,000	
	Mosaic Tile	3%			2036	**	5	\$1,400	
	Terrazzo	10%			LIFE	**	5	\$2,900	
	Vinyl Tile	82%			2031	\$139,300	3	\$7,600	
Interior Walls									
	Ceramic Tile	2%			2034	**	5	\$300	
	Concrete Masonry Unit	5%			LIFE	**	5	\$600	
	Glazed Ceramic Panel	5%			LIFE	**	10	\$700	
	Plaster	65%			LIFE	**	5-10	\$8,500	
	SGFT/Glazed Masonry	20%			LIFE	**	10	\$1,500	
	Wood	3%			LIFE	**	5	\$3,700	
Ceilings									
	AcousTileConcealSpLn	45%	Now	\$7,300	2044	**	5	\$5,200	
				Misaligned/Bulging, Extent : Light, Area Affected : 20%					
				Location : Various Locations Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 15%					
				Location : 2nd Floor At Roof Penetrations					
	Metal Panel	45%			LIFE	**	5	\$20,700	
	Plaster	10%	Now	\$1,300	LIFE	**	5	\$1,200	
				Cracking/Crumbling, Extent : Light, Area Affected : 5%					
				Location : Bulkhead					
				Paint Peeling, Extent : Severe, Area Affected : 20%					
				Location : Basement, Stairwells					
Site Enclosure									
Fence/Gates									
	Chain Link	30%	Now	\$500	2041	**			
				Impact Damage, Extent : Severe, Area Affected : 5%					
				Location : Basement Steps At Front Of Building					
	Iron Picket	70%			2066	**			
Retaining Walls									
	Cast in Place Concrete	80%			2066	**			
	Masonry: Brick	20%			2051	**			
Site Pavements									

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

NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$1,100	2044	* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Glebe Avenue</i>									

On-Site Walkways

Cast in Place Concrete	70%			2044	* *				
Masonry: Granite	30%			LIFE	* *				

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$1,600	5		\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : Main Service Disconnect Switch Rated At 350 Amperes.</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$35,000	5		\$300	
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Raceway

Conduit	100%			2031	\$34,000	1			
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Panelboards

Fused Disc Sw	10%			2030	\$1,600	5			
Molded Case Bkrs	40%			2030	\$6,500	5		\$100	
Molded Case Bkrs	50%			2039	* *	5		\$200	

Wiring

Braided Cloth	70%	2-4	\$21,000	2056	* *	1			
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Thermoplastic	30%			2031	\$9,000	1			
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Motor Controllers

Locally Mounted	50%			2029	\$16,400	5			
Locally Mounted	50%			2048	* *	5			

Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$400	
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Lighting

Interior Lighting

Fluorescent	95%			2026	\$134,200	10		\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : T-12 Lamps</i>									

Fluorescent	5%			2031	\$7,100	10		\$600	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement, Toilets
Explanation : Compact Fluorescent Lights

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

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NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY
Asset # : 13380

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%		2031	\$9,500	10	\$1,600		
Exit, Service	50%		2031	\$1,000	1			

Exterior Lighting

HID	20%		2026	\$10,700	10			
No Component	80%							

Alarm

Security System

No Component	70%							
Generic	30%		2031	\$12,800	1	\$1,500		

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

Location : Hallways

Explanation : Intrusion Alarm Only. Motion Sensors

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

Heating

Energy Source

Natural Gas	100%		2051	**	1			
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Conversion Equipment

Hot Water Boiler	100%		2036	**	1	\$6,400		
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Other Observation, Extent : Severe, Area Affected : 100%

Location : Basement

Explanation : 1 Unit. Hot Water For Heat Is Supplied By Adjacent Health Center.

Distribution

Hot Wtr Piping/Pump	100%		2047	**	4	\$1,000		
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Terminal Devices

Air Handler	50%		2036	**	1	\$4,000		
Convactor/Radiator	50%		2044	**	1	\$2,100		

Air Conditioning

Energy Source

Electricity	100%		2047	**	1			
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Conversion Equipment

Exterior Pkg Unit - Cooling	100%		2036	**	2	\$800		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 1 Unit, Refrigerant 410a.

Heat Rejection

Air Cooled Condenser Unit	100%		2031	\$26,600	2	\$9,100		
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Ventilation

Distribution

Ductwork/Diffusers	100%		LIFE	**	2-5	\$11,500		
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Estimates are rounded to the nearest hundred dollars.

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

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

NEW YORK PUBLIC LIBRARY - 035
WESTCHESTER SQUARE BRANCH LIBRARY

Asset # : 13380

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								
	Roof	100%			2036	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$8,100	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : WOODSTOCK BRANCH LIBRARY
Address : 761 EAST 160TH ST. NEAR FOREST AVE.
Borough : BRONX **Agency's Number** : W07
Program / Asset # : NPL0W07.000 / 13381 **Yr Built/Renovated** : 1914 / 1985
Area Sq Ft : 16,524 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 18-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 2657 **Lot** : 30 **BIN** : 2004700

CAPITAL	FY 2022 - 2025		FY 2026 - 2031	
Exterior Architecture	\$36,000		\$36,000	
Interior Architecture	\$75,700			
Mechanical			\$464,100	
Total	\$111,800		\$500,100	
Importance Code A	\$36,000		\$36,000	
Importance Code B	\$38,100		\$464,100	
Importance Code C	\$37,600			
Total	\$111,800		\$500,100	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$35,700	\$9,900		
Interior Architecture	\$21,600		\$3,100	
Electrical	\$700	\$600	\$500	\$500
Mechanical	\$10,100	\$3,300	\$5,900	\$2,600
Total	\$68,100	\$13,700	\$9,400	\$3,000
Importance Code A	\$36,500	\$10,700	\$800	\$800
Importance Code B	\$25,300	\$3,000	\$7,400	\$2,200
Importance Code C	\$6,300		\$1,200	
Total	\$68,100	\$13,700	\$9,400	\$3,000



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

NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	65%			LIFE	**	5	\$72,100	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : All Facades							
	Masonry: Granite	5%			LIFE	**	5	\$4,200	
	Masonry: Limestone	30%			LIFE	**	5	\$25,000	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Front Facade							
Windows									
	Aluminum	45%			2047	**	5	\$1,800	
	Steel	5%	Now	\$2,200	2039	**	5	\$1,200	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
		Location : Stairs							
		Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
		Location : Stairs							
		Thermally Inefficient, Extent : Severe, Area Affected : 50%							
		Location : Stairs							
	Wood	50%			2053	**	5	\$19,700	
		Recent Installation, Extent : Light, Area Affected : 50%							
		Location : Front Facade							
Parapets									
	Masonry: Brick	75%			LIFE	**	5-10	\$13,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Parapet Walls							
	Masonry: Limestone	20%			LIFE	**	5-10	\$6,200	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Copings							
	Masonry: Sandstone	5%			LIFE	**	5-10	\$1,500	
Roof									
	Modified Bitumen	100%			2039	**	10	\$13,900	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof							
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$10,900	
	Ceramic Tile	4%			2044	**	5	\$1,000	
		Recent Installation, Extent : Light, Area Affected : 4%							
		Location : 1st And 2nd Floor Toilets							
	Mosaic Tile	1%			2036	**	5	\$600	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Basement Toilet Room							
		Explanation : Old Tile Not Removed During Renovation							
	Vinyl Tile	45%			2039	**	3	\$4,200	
	Wood	40%			2066	**	5	\$18,700	
		Recent Installation, Extent : Light, Area Affected : 40%							
		Location : 1st, 2nd And 3rd Floors							

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

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

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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	4%			2044	* *	5	\$2,000	
		Recent Replace Evident, Extent : Light, Area Affected : 4%							
		Location : 2nd And 3rd Floor Toilets							
	Ceramic Tile	1%			2034	* *	5	\$500	
		Other Observation, Extent : Light, Area Affected : 1%							
		Location : Basement Toilet							
		Explanation : Not Removed During Renovation							
	Concrete Masonry Unit	5%			LIFE	* *	5	\$2,000	
	Gypsum Board	70%			LIFE	* *	5-10	\$58,100	
		Recent Installation, Extent : Light, Area Affected : 70%							
		Location : Throughout							
	Plaster	20%			LIFE	* *	5-10	\$8,300	
Ceilings									
	Exposed Concrete	10%	Now	\$4,300	LIFE	* *	5	\$400	
		Paint Peeling, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Basement							
	Gypsum Board	70%			LIFE	* *	5-10	\$59,900	
		Recent Installation, Extent : Light, Area Affected : 70%							
		Location : Throughout							
	Plaster	20%			LIFE	* *	5-10	\$8,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	20%			2066	* *			
	Wood	80%			2035	* *			
Retaining Walls									
	Masonry: Brick	100%			2051	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	* *			
On-Site Walkways									
	Cast in Place Concrete	100%			2044	* *			
Activity Yard									
	Pavers/Stone	100%			2040	* *			

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

Under 600 Volts

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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

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%			2061	**	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room Basement								
	Explanation : One 800 Ampere Main Disconnect Switch								
	Switchgear / Switchboard								
	Air Circuit Breaker	100%			2061	**	5	\$100	
	Raceway								
	Conduit	100%			2061	**	1		
	Panelboards								
	Fused Disc Sw	5%			2056	**	5		
	Molded Case Bkrs	95%			2056	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2061	**	1		
	Motor Controllers								
	Locally Mounted	100%			2051	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	20%			2041	**	10	\$3,000	
	T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Basement								
	LED	80%			2041	**			
	Egress Lighting								
	Emergency, Battery	50%			2041	**	10	\$2,000	
	Exit, LED	50%			2071	**	1		
	Exterior Lighting								
	LED	100%			2041	**			
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2041	**	1	\$1,900	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2041	**	1-3	\$3,100	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		

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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

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	30%			2031	\$11,800	1	\$2,500	
	Hot Water Boiler	70%			2044	**	1	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	**	4	\$1,200	
	Terminal Devices								
	Convactor/Radiator	80%			2036	**	1	\$4,300	
	No Component	20%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2031	\$95,100	2	\$700	
	Split Unit	30%			2031	\$107,400			
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$188,100	1	\$10,200	
	Heat Rejection								
	Dry Cooler	100%			2036	**	2	\$11,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$14,600	
	Exhaust Fans								
	Roof	100%			2031	\$27,800	2	\$500	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2029	\$73,600	1		
	Water Heater								
	Gas Fired	100%			2029	\$10,200	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$2,600	4	\$500	
	Sewage Ejector(s)								
	Electric	100%			2031	\$4,800	4	\$1,000	
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2036	**	1	\$100	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Basement								
	Explanation : Boiler Only								

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NEW YORK PUBLIC LIBRARY - 035
WOODSTOCK BRANCH LIBRARY
Asset # : 13381

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									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1 Unit									
Explanation : One Hydraulic Elevator									

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Print Date : 08-Sep-2020

NEW YORK PUBLIC LIBRARY - FY 2021

Asset Name : YORKVILLE BRANCH LIBRARY
Address : 222 EAST 79TH ST. @THIRD AVE.
Borough : MANHATTAN **Agency's Number** : Y01
Program / Asset # : NPL0Y01.000 / 13382 **Yr Built/Renovated** : 1902 / 2013
Area Sq Ft : 13,112 **Project Type** : NEW YORK PUBLIC LIBRARY
Date of Survey : 23-May-2017 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,2,3,4
Block : 1433 **Lot** : 37 **BIN** : 1044180

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$471,500	
Interior Architecture	\$266,600	\$29,400
Electrical	\$7,700	\$195,000
Mechanical	\$220,900	\$107,600
Total	\$966,800	\$332,100
Importance Code A	\$471,500	
Importance Code B	\$418,500	\$332,100
Importance Code C	\$76,800	
Total	\$966,800	\$332,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$9,600	\$11,600		
Interior Architecture	\$20,600	\$26,900	\$3,900	\$600
Electrical	\$34,300	\$13,700	\$100	\$200
Mechanical	\$1,600	\$35,200	\$2,900	\$3,200
Site Enclosure	\$5,300			
Site Pavements	\$3,500			
Total	\$74,900	\$87,300	\$7,000	\$4,000
Importance Code A	\$10,300	\$12,300	\$600	\$600
Importance Code B	\$61,600	\$75,100	\$6,300	\$3,300
Importance Code C	\$3,000			
Total	\$74,900	\$87,300	\$7,000	\$4,000



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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

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	68%	Now	\$190,500	LIFE	**	5	\$26,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : West And South Facades							
		Spalling, Extent : Moderate, Area Affected : 15%							
		Location : 3rd And 4th Stories							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : South (Rear) Facade							
	Masonry: Limestone	25%	0-2	\$140,700	LIFE	**	5	\$7,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Street Facade							
	Slate Panels	2%			LIFE	**	5	\$600	
	Stucco Cement	5%			2033	**	5	\$4,900	
Windows									
	Metal Louvers	3%			2031	\$4,900	10	\$900	
	Steel	20%	0-2	\$57,500	2053	**	5	\$5,900	
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : East And West Lot Line Facades							
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : East And West Lot Line Facades							
	Wood	40%	0-2	\$82,800	2053	**	5	\$9,400	
		Thermally Inefficient, Extent : Moderate, Area Affected : 100%							
		Location : Throughout 3rd And 4th Floors							
		Split/Cracked, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 3rd And 4th Floors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout 3rd And 4th Floors							
	Wood	37%			2036	**	5	\$17,300	
Parapets									
	Masonry: Brick	85%	0-2	\$9,600	LIFE	**	5	\$1,400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof At 2nd Floor							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof At 2nd Floor							
		Spalling, Extent : Moderate, Area Affected : 10%							
		Location : Lower Roof							
	Masonry: Limestone	10%			LIFE	**	5	\$200	
	Pre-Cast Concrete	5%			LIFE	**	5	\$500	
Roof									
	Modified Bitumen	100%			2033	**	10	\$9,100	

Interior

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	40%			2027	\$117,800	3	\$11,800	
	Cast in Place Concrete	5%	0-2	\$600	LIFE	* *	5	\$2,100	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : Throughout								
	Ceramic Tile	5%			2031	\$22,400	5	\$1,000	
	Vinyl Tile	15%			2028	\$29,400	3	\$1,500	
	Vinyl Tile	10%	Now	\$19,600	2038	* *	3	\$700	
	Cracking/Crumbling, Extent : Severe, Area Affected : 50%								
	Location : 3rd Floor								
	Loose Units, Extent : Severe, Area Affected : 50%								
	Location : Third Floor								
	Vinyl Tile 9" X 9"	10%			2023	\$25,400	3	\$700	
	Wood	15%	Now	\$114,200	2068	* *	5	\$2,800	
	Dry Rot/Decay, Extent : Moderate, Area Affected : 50%								
	Location : 3rd Floor								
Interior Walls									
	Glass: Single Pane	3%			LIFE	* *	5	\$800	
	Gypsum Board	20%			LIFE	* *	5	\$4,400	
	Plaster	55%			LIFE	* *	5	\$6,100	
	Plaster	22%	Now	\$76,800	LIFE	* *	5	\$2,400	
	Broken/Missing Elements, Extent : Severe, Area Affected : 60%								
	Location : 3rd And 4th Floors								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 60%								
	Location : 3rd And 4th Floors								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : 3rd and 4th Floors								
Ceilings									
	AcousTileConcealSpLn	10%			2033	* *	5	\$2,500	
	Exposed Concrete	5%			LIFE	* *	5	\$200	
	Plaster	60%			LIFE	* *	5	\$7,400	
	Plaster	25%	Now	\$75,700	LIFE	* *	5	\$3,100	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
	Location : 3rd And 4th Floors								
	Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
	Location : 3rd And 4th Floors								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : 3rd And 4th Floors								
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%	Now	\$1,100	2048	* *			
	Corrosion/Rusting, Extent : Severe, Area Affected : 25%								
	Location : Base Of Fence At Front Areaway Stairs Leading To Basement								
	Impact Damage, Extent : Moderate, Area Affected : 20%								
	Location : At Front Areaway								

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%			2038	*	*		
	Retaining Walls								
	Masonry: Brick	100%	Now	\$4,200	2038	*	*		
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Front Areaway								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : Front Areaway								
	Water Penetration, Extent : Severe, Area Affected : 15%								
	Location : Vaulted Archway Supporting Main Entry Landing								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	0-2	\$1,600	2041	*	*		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 15%								
	Location : Sidewalk Flags At Main Entrance								
	On-Site Walkways								
	Masonry: Granite	100%	Now	\$2,000	LIFE	*	*		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Main Entry Landing								
	Activity Yard								
	Cast in Place Concrete	100%			2033	*	*		
Electrical									
		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2028	\$1,700	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : No Available Nameplate Rating Capacity								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$38,000	5	\$300	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : 1- Vertical Section								
	Raceway								
	Conduit	70%			2028	\$25,800	1		
	Conduit	30%			2038	*	*	1	
	Panelboards								
	Fused Disc Sw	5%			2027	\$900	5		
	Molded Case Bkrs	65%			2027	\$11,400	5	\$200	
	Molded Case Bkrs	30%			2036	*	*	5	\$100

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

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	70%	2-4	\$22,800	2053	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2038	**	1		
Motor Controllers									
	Locally Mounted	100%			2045	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%	2-4	\$11,200	LIFE	**	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Corroded							
Lighting									
Interior Lighting									
	Fluorescent	75%			2028	\$115,800	10	\$9,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st, 2nd Floors Reading Area							
		Explanation : T-5 Lamps							
	Fluorescent	5%			2023	\$7,700	10	\$600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	5%			2036	**	10	\$600	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	Fluorescent	10%			2028	\$15,400	10	\$1,200	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Incandescent	5%			2023	\$7,700	2		
Egress Lighting									
	Emergency, Battery	50%			2028	\$10,400	10	\$1,600	
	Exit, Service	50%			2028	\$1,100	1		
Exterior Lighting									
	Fluorescent	5%			2023	\$2,500	10	\$100	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Front Of The Building							
	Incandescent	5%			2023	\$2,500	2		
	No Component	90%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2028	\$14,000	1	\$1,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Hallways							
		Explanation : Intrusion Alarm Only; Motion Sensors							

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NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

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%			2038	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2045	**	1	\$6,500	
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	**	4	\$600	
	Terminal Devices								
	Air Handler	30%			2023	\$60,900	1	\$2,400	
	Convactor/Radiator	70%			2033	**	1	\$3,000	
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	15%			2022	\$46,100	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 15% Location : 1 Unit, Basement							
	Reciprocating Compr/Chiller	50%	0-2	\$61,300	2038	**	1	\$2,700	
		Not Energy Efficient, Extent : Moderate, Area Affected : 50% Location : 1st And 2nd Floor Obsolete Equipment, Extent : Severe, Area Affected : 50% Location : 3rd Floor R-22 Refrigerant, Extent : Light, Area Affected : 50% Location : 2 Units, 3rd Floor							
	No Component	35%							
	Terminal Devices								
	Air Handler/Cool/Ht	50%			2023	\$52,600	1	\$4,100	
	No Component	50%							
	Heat Rejection								
	Air Cooled Condenser Unit	65%			2023	\$12,300	2	\$5,900	
	No Component	35%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	65%			LIFE	**	2-5	\$4,800	
	No Component	35%							
	Exhaust Fans								
	Interior	15%			2023	\$7,700	2	\$100	
	Roof	50%			2023	\$12,000	2	\$200	
	No Component	35%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2028	\$107,600	1		
	Water Heater								
	Gas Fired	100%			2027	\$8,800	2	\$200	

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

NEW YORK PUBLIC LIBRARY - 035
YORKVILLE BRANCH LIBRARY
Asset # : 13382

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

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

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