



*The City of New York  
Public Library*

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**Asset Information  
Management System  
(AIMS) Report**

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*Fiscal Year 2004*

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The City of New York

**Asset Information  
Management System  
(AIMS)**

Condition and Maintenance Schedules For  
Major Portions of the City's  
Fixed Assets and Infrastructure

Fiscal Year 2004

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## Background

The November 1988 amendments to the City Charter (Sec. 1110-a) included a requirement that the City compile an inventory of the major portions of its physical plant. Major portions of the physical plant are defined by the Charter to include all assets or asset systems with a replacement cost of ten million dollars or greater, and a useful life in excess of ten years. The Charter amendments also require each agency to assess the condition of their assets and prepare maintenance schedules for those assets. The condition assessments and the maintenance schedules are required to be published each year.

Assets leased to the Transit Authority, the New York City Water Finance Authority and to certain other public benefit corporations are excluded from the above Charter reporting requirements. Excluded also are all properties owned by the City as a result of in-rem proceedings. For the City University, only assets of the Community Colleges are included. Table A provides a Citywide breakdown of assets by classes.

The City Charter requires that a report be issued on an annual basis. The Office of Management and Budget has overall responsibility for the delivery of this yearly publication. This year building surveys were performed by The Department of Design and Construction. Bridge surveys were performed by Washington Group International and their subconsultants. The Department of Transportation continued to survey the City's streets and highways using a 10-point assessment system.

Detailed condition reports and maintenance schedules (i.e. Agency Reports) were provided to agencies for their review and approval. This executive report summarizes all cost data from the agency condition and report schedules. A separate document (i.e. Agency Reconciliation) will be published in the Spring of 2004 to illustrate the comparison of funding recommended in this report with agencies' planned capital and expense activities.

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## Report Context and Items Excluded from Study

While the study is comprehensive, consistent with previous reports, a number of items and considerations were excluded from the condition review and cost estimates. They were not considered directly related to the structural integrity of the asset as defined by the Charter. These include but are not limited to:

- Most equipment (electronic, fixed and movable)
- Special operating systems within assets
- Aesthetic considerations or special design elements
- Landscaping and outdoor elements
- Statuary or ornamental edifices

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- Components not readily observable or accessible by field engineers
  - Fire alarm and security systems
  - Handicapped access requirements
  - Information obtained through testing or probing
  - Asbestos, lead paint, and other hazardous material identification and removal
  - Programmatic needs not related to structural integrity
  - Efficiency improvements
  - Swing space costs/phasing costs, or premium time costs
  - Components deficient in code or local law compliance but which do not impact on the integrity of the asset
  - Assets known to be scheduled for near-term total replacement

It should be noted that in surveying piers and bulkheads, underwater surveys were not carried out. Therefore the condition reports for piers and bulkheads do not include those potential repairs that can only be determined by underwater surveys. Special systems include the four East River Bridges, traffic signal systems, street lighting systems and utilities. Due to their critical nature, these systems are not surveyed, but are updated yearly based on the agency's Ten Year Capital Strategy and contract information made available to OMB.

The report continues to reflect changes in the asset inventory every year. At the beginning of this survey year, each agency was requested to provide any additions, deletions or changes to the inventory of assets through new construction, acquisition, sale or demolition.

The asset condition and maintenance schedule report is not a budget document, but rather a broad, unrestrained analysis of a subset of general needs. It serves as a planning tool in addressing overall citywide funding requirements. The report does not attempt in any manner to balance the City's asset and infrastructure requirements against other important City needs, nor does it attempt to make any funding recommendations between the needs of different agencies. There is a general prioritization presented within individual assets to indicate to agencies the relative importance of various repairs and maintenance items to the preservation of the assets.

Due to the complexity of the analysis, the large scale of the project, the amount of estimation required, and the necessary methodology constraints, there are inherent limitations to the level of accuracy possible at the detailed asset and component level.

In this context it should be noted that the actual cost for a project may vary substantially from the amount estimated in this report when a detailed scope of work and cost estimate is completed. Agencies will not be restricted to any asset specific number contained in the reports when planning and developing their budget requests. It is further understood that there will be work items (i.e., programmatic) excluded from this study which may require additional expenditures.

# Report Organization

## Report Schedules

This publication contains two major summaries: CITYWIDE SUMMARY SCHEDULES and AGENCY SUMMARY SCHEDULES.

## Capital and Expense Designations

Repairs, replacement and major maintenance costs are all presented at the detailed component level in the Agency Reports. Repairs are defined as reconstruction or renovation. For convenience and citywide reporting purposes, this report presents the cost categories by their appropriate expense budget and capital budget classification. The rules for classifying individual items are as follows:

<i>Cost Item</i>	<i>Budget Classification</i>
Repairs greater than \$35,000 AND remaining component life of 5 years or greater Replacements greater than \$35,000 Major Maintenance programs greater than \$35,000 at the component type level	Capital
Repairs less than \$35,000 OR remaining component life less than 5 years Replacements less than \$35,000 Major Maintenance programs less than \$35,000 at the component type level	Expense

## Projected Repair Years

- Expense Budget - Items of need are shown over the next four years
- Capital Budget - Items of need are shown over the next ten years  
grouped by periods of four and six years

It should be noted that for reporting purposes all asset repairs are presented in the funding need for FY 2005. This in essence reflects the amounts estimated to “catch up” and bring all assets to a “state of good repair”. In reality, even if funding was available to do everything, it would be beyond the ability of City agencies to plan, design, and implement the work within a single year. The actual work, which can be funded, will operationally have to be spread out over a number of years.

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### **Priorities for Repair, Replacement and Major Maintenance**

In the citywide report, component repair, replacement and major maintenance are assigned a priority A, B, C or D rating. Each component has been assigned a priority related to its relative importance to the structural integrity of the assets. For example, architectural exterior components of buildings (i.e. roofs, parapets, exterior walls and windows) are classified as key components and receive higher priorities than architectural interior components because of their relative importance in maintaining structural integrity of the assets. (See Exhibit A)

### **Condition Information**

The summary maintenance schedules presented in this citywide executive report represent the maintenance requirements developed from the condition surveys of individual assets. Actual condition data on any particular asset is contained in the Agency Reports. A typical example of an Agency Report and a detailed discussion of the project methodology are included in the technical notes of this report. (See Exhibits B, C)

### **Professional Certification**

The Charter requires a statement by a registered Professional Engineer (PE) or Registered Architect (RA) regarding the reasonableness of the repair/replacement and maintenance schedules for each agency's assets. Certifications are provided by the Office of Management and Budget, the Department of Design and Construction, the Department of Transportation, and Washington Infrastructure Services.

**Table A**  
**Citywide Asset Classes by Agency**

<b>New York, Brooklyn, Queens Public Libraries</b>		Court Buildings	1
Libraries	24	Shelters	1
<b>Department of Education</b>		<b>Department of Health &amp; Mental Hygiene</b>	
Primary Schools	758	Clinics	18
Intermediate/Junior High Schools	198	<b>Health and Hospitals Corporation</b>	
High Schools	140	Hospital Buildings	112
Administrative Buildings	15	<b>Department of Sanitation</b>	
<b>City University</b>		Transfer Stations	20
Community College Buildings	82	Vehicle Maint./Storage Facilities	38
<b>Police Department</b>		Incinerators	3
Precinct Houses	78	Fresh Kills Facilities	18
Police Buildings Non-Precinct	18	Piers/Bulkheads	19
<b>Fire Department</b>		<b>Department of Transportation</b>	
Fire Department Buildings	20	Bridge/Waterways	37
<b>Administration for Children's Services</b>		Highway Bridge and Tunnels	67
Administrative Buildings	1	Highway Facilities	42
Shelters	2	Streets and Arterials (miles)	6,500
Non-Shelters	2	Pier Facilities	5
Day Care Center	5	Parking Garages	10
<b>Department of Homeless Services</b>		Traffic Signal Systems	1
Shelters	60	Street Lighting Systems	1
<b>Department of Correction</b>		Ferry Terminal Facilities	12
Rikers Island Facilities	32	Piers/Bulkheads	13
Correction Facilities	6	Ferries	7
<b>Human Resources Administration</b>		<b>Department of Parks and Recreation</b>	
Shelters	11	Large Park Facilities	209
Non-Shelters	11	Major Park Facilities	119
<b>Department of Cultural Affairs</b>		Regional Park Facilities	311
Museum/Gallery Facilities	64	Stadium Facilities	6
Cultural Facilities	215	Vehicle Maint./Storage Facilities	7
<b>Department of Juvenile Justice</b>		Piers/Bulkheads	55
Juvenile Justice Buildings	3	<b>Department of Citywide Administrative Services</b>	
<b>Department of Small Business Services</b>		Court Buildings	21
Museum/Gallery Facilities	3	Piers/Bulkheads	31
Terminals/Markets	81	Police Buildings Non-Precinct	1
Piers/Bulkheads	88	Public Office Buildings	22
Parking Garages	1	Terminals/Markets	4

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## Exhibits A - C

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- A. Component Priority Codes for Repair, Replacement and Major Maintenance
- B. Technical Notes and Project Methodology
- C. Legend for Individual Survey Report

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Exhibit A  
Component Priorities  
Codes for Repair,  
Replacement and Major  
Maintenance

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## Exhibit A

### Component Priorities Codes for Repair, Replacement and Major Maintenance

D.S.C.	Discipline (D)	System (S)	Component (C)	Priority
1.1.1	Architecture	Exterior	Exterior Walls	A
1.1.2	Architecture	Exterior	Windows	A
1.1.3	Architecture	Exterior	Parapets	A
1.1.4	Architecture	Exterior	Roof	A
1.2.5	Architecture	Interior	Floors	C
1.2.6	Architecture	Interior	Interior Walls	C
1.2.7	Architecture	Interior	Ceiling	B
2.1.1	Electrical	Over 600 volts	Service Equipment	B
2.1.2	Electrical	Over 600 volts	Transformers	B
2.1.3	Electrical	Over 600 volts	Switchgear	B
2.1.4	Electrical	Over 600 volts	Feeders	B
2.1.5	Electrical	Over 600 volts	Raceway	B
2.2.1	Electrical	Under 600 Volts	Service Equipment	B
2.2.2	Electrical	Under 600 Volts	Transformers	B
2.2.3	Electrical	Under 600 Volts	Switchgear	B
2.2.5	Electrical	Under 600 Volts	Raceway	B
2.2.6	Electrical	Under 600 Volts	Panelboards	B
2.2.7	Electrical	Under 600 Volts	Wiring	B
2.2.8	Electrical	Under 600 Volts	Motor Controllers	B
2.3.11	Electrical	Ground	Grounding Devices	B
2.4.9	Electrical	Stand-by Power	Transfer Switches	B
2.4.12	Electrical	Stand-by Power	Generators	B
2.4.13	Electrical	Stand-by Power	Batteries	B
2.5.10	Electrical	Lighting	General Lighting	B
2.6.15	Electrical	Lightning Protection	Arresters	B
3.1.1	Mechanical	Heating	Energy Source	B
3.1.2	Mechanical	Heating	Conversion Equipment	B
3.1.3	Mechanical	Heating	Distribution	B
3.1.4	Mechanical	Heating	Terminal Devices	B
3.2.1	Mechanical	Air Conditioning	Energy Source	B
3.2.2	Mechanical	Air Conditioning	Conversion Equipment	B
3.2.3	Mechanical	Air Conditioning	Distribution	B
3.2.4	Mechanical	Air Conditioning	Terminal Devices	B
3.2.5	Mechanical	Air Conditioning	Heat Rejection	B
3.3.3	Mechanical	Ventilation	Distribution	B
3.3.6	Mechanical	Ventilation	Exhaust Fans	B
3.4.7	Mechanical	Plumbing	H/C Water Piping	B
3.4.8	Mechanical	Plumbing	Hot Water Heater	B
3.4.9	Mechanical	Plumbing	HW Heating Exchanger	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
3.4.10	Mechanical	Plumbing	Sanitary Piping	B
3.4.11	Mechanical	Plumbing	Storm Drain Piping	B
3.4.12	Mechanical	Plumbing	Sump Pump(s)	B
3.4.13	Mechanical	Plumbing	Pool Filter/Treatment	B
3.4.14	Mechanical	Plumbing	Non-Water Piping	B
3.4.15	Mechanical	Plumbing	Sewage Ejector(s)	B
4.1.2	Piers	Structural	Deck	A
4.1.3	Piers	Structural	Deck Surface	C
4.1.5	Piers	Structural	Firewalls	C
4.1.6	Piers	Structural	Pile Caps	A
4.1.7	Piers	Structural	Piles and Bracing	A
4.2.1	Piers	Fender	Buffer	B
4.2.4	Piers	Fender	Facing	B
4.2.8	Piers	Fender	Wales and Chocks	B
4.2.9	Piers	Fender	Piles	B
5.1.1	Bulkheads	Structural	Relieving Platform Top	A
5.1.3	Bulkheads	Structural	Coping	C
5.1.6	Bulkheads	Structural	Gravity Wall	A
5.1.7	Bulkheads	Structural	Pile Supported Wall	A
5.1.9	Bulkheads	Structural	Piles and Bracing	A
5.1.10	Bulkheads	Structural	Rip Rap	C
5.1.11	Bulkheads	Structural	Sheet Piles	A
5.1.13	Bulkheads	Structural	Wales	A
5.2.5	Bulkheads	Backfill	Fill	B
5.2.12	Bulkheads	Backfill	Surface	B
5.3.2	Bulkheads	Fender	Buffer	B
5.3.4	Bulkheads	Fender	Facing	B
5.3.8	Bulkheads	Fender	Piles	B
5.3.14	Bulkheads	Fender	Wales and Chocks	B
6.1.1	Bridges	Abutments	Bridge Seat&pedestals	A
6.1.7	Bridges	Abutments	Backwall	C
6.1.9	Bridges	Abutments	Brngs,Ancr blts,Pads	A
6.1.17	Bridges	Abutments	Joint with Deck	B
6.1.20	Bridges	Abutments	Mat (scour & erosion)	B
6.1.24	Bridges	Abutments	Pedestals	A
6.1.31	Bridges	Abutments	Stem (breastwall)	B
6.1.32	Bridges	Abutments	Walls	A
6.2.20	Bridges	Wingwalls	Mat (scour & erosion)	C
6.2.32	Bridges	Wingwalls	Walls	C
6.3.8	Bridges	Stream Channel	Bank Protection	C
6.3.20	Bridges	Stream Channel	Mat (scour & erosion)	A
6.3.44	Bridges	Stream Channel	Pier Protection	B
6.4.4	Bridges	Approaches	Pavement	C
6.4.11	Bridges	Approaches	Curbs	A

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
6.4.13	Bridges	Approaches	Embankment	C
6.4.16	Bridges	Approaches	Guide Railing	A
6.4.20	Bridges	Approaches	Mat (scour & erosion)	A
6.4.30	Bridges	Approaches	Sidewalks/Fascias	C
6.5.2	Bridges	Piers	Cap Beam	A
6.5.5	Bridges	Piers	Pier,Columns	B
6.5.6	Bridges	Piers	Stem,Solid Pier	B
6.5.9	Bridges	Piers	Brngs,Ancr blts,Pads	A
6.5.14	Bridges	Piers	Footings	B
6.5.20	Bridges	Piers	Mat (scour & erosion)	A
6.5.24	Bridges	Piers	Pedestals	B
6.6.11	Bridges	Deck Elements	Curbs	A
6.6.15	Bridges	Deck Elements	Gratings	A
6.6.16	Bridges	Deck Elements	Guide Railing	A
6.6.21	Bridges	Deck Elements	Median	A
6.6.22	Bridges	Deck Elements	Mono Deck Surface	C
6.6.28	Bridges	Deck Elements	Railings/Parapets	A
6.6.30	Bridges	Deck Elements	Sidewalks/Fascias	C
6.6.33	Bridges	Deck Elements	Wearing Surface	C
6.7.12	Bridges	Superstructure	Deck,Structural	A
6.7.18	Bridges	Superstructure	Joints	C
6.7.27	Bridges	Superstructure	Primary Member	A
6.7.29	Bridges	Superstructure	Secondary Member	B
6.7.50	Bridges	Superstructure	Vertical Lift Tower	A
6.8.45	Bridges	Movable bridges	Swing Span Truss	A
6.8.46	Bridges	Movable bridges	Swing Span Pivot Pier	A
6.8.47	Bridges	Movable bridges	Bascule Span	A
6.8.48	Bridges	Movable bridges	Bascule Span Pier	A
6.8.49	Bridges	Movable bridges	Vertical Lift Span	A
6.8.50	Bridges	Movable bridges	Vertical Lift Tower	A
6.8.51	Bridges	Movable bridges	Vertical Lift Pier	A
9.1.1	Park Wall	Wall	Coping	A
9.1.2	Park Wall	Wall	Wall/Fence	B
9.1.3	Park Wall	Wall	Base	C
10.1.2	Boardwalks	Superstructure	Deck	A
10.1.3	Boardwalks	Superstructure	Railing	C
10.2.4	Boardwalks	Substructure	Beams	A
10.2.5	Boardwalks	Substructure	Piers	A
10.2.6	Boardwalks	Substructure	Girders	A
10.2.7	Boardwalks	Substructure	Underside Enclosure	A
12.1.5	Bridge-Electrical	Communication Electrical	Communications	B
12.1.18	Bridge-Electrical	Communication Electrical	Intercom	B
12.1.38	Bridge-Electrical	Communication Electrical	Telephone	B
12.1.50	Bridge-Electrical	Communication Electrical	Jack	B
12.2.6	Bridge-Electrical	Control System Electrical	Computer	B
12.2.8	Bridge-Electrical	Control System Electrical	Control Console	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
12.2.9	Bridge-Electrical	Control System Electrical	Control Devices	B
12.2.10	Bridge-Electrical	Control System Electrical	Disconnect Switch	B
12.2.22	Bridge-Electrical	Control System Electrical	Limit Switch	B
12.2.23	Bridge-Electrical	Control System Electrical	Local Starter	B
12.3.25	Bridge-Electrical	Drive	Machinery Brake	B
12.3.27	Bridge-Electrical	Drive	Motor Brake	B
12.3.33	Bridge-Electrical	Drive	Span Lock Motor	B
12.3.47	Bridge-Electrical	Drive	Wedge Motor	B
12.4.24	Bridge-Electrical	Electric Power	MCC	B
12.4.28	Bridge-Electrical	Electric Power	PanelBoard	B
12.4.31	Bridge-Electrical	Electric Power	Service Equipment	B
12.4.43	Bridge-Electrical	Electric Power	Transfer Switch	B
12.4.44	Bridge-Electrical	Electric Power	Transformer	B
12.4.51	Bridge-Electrical	Electric Power	Heating	B
12.4.54	Bridge-Electrical	Electric Power	Dist Equip/Motor Cont.	B
12.5.19	Bridge-Electrical	Exterior Lighting	Lighting Contractor	B
12.5.20	Bridge-Electrical	Exterior Lighting	Lighting Fixture	B
12.5.30	Bridge-Electrical	Exterior Lighting	Pole	B
12.5.34	Bridge-Electrical	Exterior Lighting	Spot Lighting	B
12.6.17	Bridge-Electrical	Ground/Lightning Protection	Ground Wire	B
12.7.11	Bridge-Electrical	Interior Lighting	Exit Lighting	B
12.7.20	Bridge-Electrical	Interior Lighting	Lighting Fixture	B
12.7.49	Bridge-Electrical	Interior Lighting	Wiring Device	B
12.8.1	Bridge-Electrical	Navigation Lighting	Air Beacon	B
12.8.12	Bridge-Electrical	Navigation Lighting	Fender Lighting	B
12.8.29	Bridge-Electrical	Navigation Lighting	Pier Lighting	B
12.8.32	Bridge-Electrical	Navigation Lighting	Span Lighting	B
12.9.44	Bridge-Electrical	Power Over 600V	Transformer	B
12.10.3	Bridge-Electrical	Raceway	Box	B
12.10.4	Bridge-Electrical	Raceway	Collector Ring	B
12.10.5	Bridge-Electrical	Raceway	Communications	B
12.10.7	Bridge-Electrical	Raceway	Conduit	B
12.10.35	Bridge-Electrical	Raceway	Submarine Ctrl Cable	B
12.10.36	Bridge-Electrical	Raceway	Submarine Power Cable	B
12.10.45	Bridge-Electrical	Raceway	Trough	B
12.10.48	Bridge-Electrical	Raceway	Wires	B
12.10.52	Bridge-Electrical	Raceway	Wiring	B
12.11.26	Bridge-Electrical	Span Lock	Motor	B
12.12.13	Bridge-Electrical	Stand-by Power	Generator	B
12.12.43	Bridge-Electrical	Stand-by Power	Transfer Switch	B
12.13.2	Bridge-Electrical	Traffic System Electrical	Barrier Gate Ltg	B
12.13.39	Bridge-Electrical	Traffic System Electrical	Traffic Gate Ltg	B
12.13.40	Bridge-Electrical	Traffic System Electrical	Traffic Gong	B
12.13.41	Bridge-Electrical	Traffic System Electrical	Traffic Sign	B
12.13.42	Bridge-Electrical	Traffic System Electrical	Traffic Signal	B
12.14.53	Bridge-Electrical	Lighting	Lighting Devices	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
13.1.7	Bridge-Mechanical	Bascule	Counter Weight	B
13.1.9	Bridge-Mechanical	Bascule	Emergency Drive	B
13.1.12	Bridge-Mechanical	Bascule	Fuel tanks	B
13.1.13	Bridge-Mechanical	Bascule	Houses	B
13.1.14	Bridge-Mechanical	Bascule	Lock bars	B
13.1.15	Bridge-Mechanical	Bascule	Main Drive System	B
13.1.16	Bridge-Mechanical	Bascule	Rack	B
13.1.20	Bridge-Mechanical	Bascule	Structural Bearings	B
13.1.22	Bridge-Mechanical	Bascule	Track	B
13.1.23	Bridge-Mechanical	Bascule	Traffic Devices	B
13.1.24	Bridge-Mechanical	Bascule	Trunion	B
13.2.3	Bridge-Mechanical	Retractile	Carriage	B
13.2.9	Bridge-Mechanical	Retractile	Emergency Drive	B
13.2.12	Bridge-Mechanical	Retractile	Fuel tanks	B
13.2.13	Bridge-Mechanical	Retractile	Houses	B
13.2.15	Bridge-Mechanical	Retractile	Main Drive System	B
13.2.17	Bridge-Mechanical	Retractile	Rails	B
13.2.18	Bridge-Mechanical	Retractile	Ropes	B
13.2.20	Bridge-Mechanical	Retractile	Structural Bearings	B
13.2.23	Bridge-Mechanical	Retractile	Traffic Devices	B
13.3.10	Bridge-Mechanical	Swing	End Lift	B
13.3.4	Bridge-Mechanical	Swing	Center Latch	B
13.3.6	Bridge-Mechanical	Swing	Center Pivot	B
13.3.9	Bridge-Mechanical	Swing	Emergency Drive	B
13.3.12	Bridge-Mechanical	Swing	Fuel Tanks	B
13.3.13	Bridge-Mechanical	Swing	Houses	B
13.3.15	Bridge-Mechanical	Swing	Main Drive System	B
13.3.16	Bridge-Mechanical	Swing	Rack	B
13.3.20	Bridge-Mechanical	Swing	Structural Bearings	B
13.3.23	Bridge-Mechanical	Swing	Traffic Devices	B
13.4.1	Bridge-Mechanical	Vertical Lift	Buffers	B
13.4.2	Bridge-Mechanical	Vertical Lift	CTRWT Ropes&Guides	B
13.4.7	Bridge-Mechanical	Vertical Lift	Counter Weight	B
13.4.8	Bridge-Mechanical	Vertical Lift	Elevators	B
13.4.9	Bridge-Mechanical	Vertical Lift	Emergency Drive	B
13.4.11	Bridge-Mechanical	Vertical Lift	End Locks	B
13.4.13	Bridge-Mechanical	Vertical Lift	Houses	B
13.4.15	Bridge-Mechanical	Vertical Lift	Main Drive System	B
13.4.19	Bridge-Mechanical	Vertical Lift	Sheaves	B
13.4.20	Bridge-Mechanical	Vertical Lift	Structural Bearings	B
13.4.21	Bridge-Mechanical	Vertical Lift	Towers	B
13.4.23	Bridge-Mechanical	Vertical Lift	Traffic Devices	B

<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
16.1.1	Park Bridges	Abutments	Bridge Seat&pedestals	A
16.1.7	Park Bridges	Abutments	Backwall	C
16.1.9	Park Bridges	Abutments	Brngs,Ancr blts,Pads	A
16.1.14	Park Bridges	Abutments	Footings	B
16.1.17	Park Bridges	Abutments	Joint with deck	B
16.1.20	Park Bridges	Abutments	Mat (scour & erosion)	B
16.1.24	Park Bridges	Abutments	Pedestals	A
16.1.25	Park Bridges	Abutments	Piles	A
16.1.31	Park Bridges	Abutments	Stem (breastwall)	B
16.1.32	Park Bridges	Abutments	Walls	A
16.2.14	Park Bridges	Wingwalls	Footings	C
16.2.20	Park Bridges	Wingwalls	Mat (scour & erosion)	C
16.2.25	Park Bridges	Wingwalls	Piles	C
16.2.32	Park Bridges	Wingwalls	Walls	C
16.3.8	Park Bridges	Stream Channel	Bank Protection	C
16.3.20	Park Bridges	Stream Channel	Mat (scour & erosion)	A
16.3.44	Park Bridges	Stream Channel	Pier Protection	B
16.4.4	Park Bridges	Approaches	Pavement	C
16.4.11	Park Bridges	Approaches	Curbs	A
16.4.13	Park Bridges	Approaches	Embankment	C
16.4.16	Park Bridges	Approaches	Guide Railing	A
16.4.20	Park Bridges	Approaches	Mat (scour & erosion)	A
16.4.23	Park Bridges	Approaches	Pavement base	C
16.4.30	Park Bridges	Approaches	Sidewalks/Fascias	C
16.5.2	Park Bridges	Piers	Cap beam	A
16.5.5	Park Bridges	Piers	Pier, Columns	B
16.5.6	Park Bridges	Piers	Stem,Solid pier	B
16.5.9	Park Bridges	Piers	Brngs,Ancr blts,Pads	A
16.5.14	Park Bridges	Piers	Footings	B
16.5.20	Park Bridges	Piers	Mat (scour & erosion)	A
16.6.11	Park Bridges	Deck Elements	Curbs	A
16.6.15	Park Bridges	Deck Elements	Gratings	A
16.6.16	Park Bridges	Deck Elements	Guide Railing	A
16.6.21	Park Bridges	Deck Elements	Median	A
16.6.22	Park Bridges	Deck Elements	Mono Deck Surface	C
16.6.28	Park Bridges	Deck Elements	Railings/Parapets	A
16.6.30	Park Bridges	Deck Elements	Sidewalks/Fascias	C
16.6.33	Park Bridges	Deck Elements	Wearing Surface	C
16.7.12	Park Bridges	Superstructure	Deck,Structural	A
16.7.18	Park Bridges	Superstructure	Joints	C
16.7.27	Park Bridges	Superstructure	Primary Member	A
16.7.29	Park Bridges	Superstructure	Secondary Member	B

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<b>D.S.C.</b>	<b>Discipline (D)</b>	<b>System (S)</b>	<b>Component (C)</b>	<b>Priority</b>
	Rikers Island	Electrical		A
	Rikers Island	Gas Mains		B
	Rikers Island	Sanitary System		B
	Rikers Island	Underground Steam Tunnel		B
	Rikers Island	Storm System		B
	Rikers Island	Domestic/Fire Water System		B
	Brooklyn Bridge			A
	Manhattan Bridge			A
	Williamsburg Bridge			A
	Queensboro Bridge			A
	Street Lighting System			A
	Traffic Signal System			A
	Streets and Highways	Arterial Streets		A
	Streets and Highways	Primary Streets		B
	Streets and Highways	Secondary Streets		B
	Streets and Highways	Local Streets		C
	Streets and Highways	Step Streets		D
	Park Utilities	Electrical		A
	Park Utilities	Water and Sewers		B
	Park Streets and Roads			D
	Ferries	Capital Repairs		A
	Ferries	Major Maintenance		A

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Exhibit B  
Technical Notes and  
Project Methodology

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## **Exhibit B**

# **Technical Notes and Project Methodology**

### **Asset Definition**

In single structure assets, the sub-asset and the asset are synonymous. In the agency reports, an “asset” generally has a one-to-one correspondence with a unique structure and has an individual Program Number. In some instances, the initial “asset” was defined as an organizational unit which provided a common service, but consists of numerous individual structures. An example of this would be Bellevue Hospital which is considered to be the “asset”, but which has several significant individual structures. Bellevue Hospital is numbered as the “asset” and individual buildings are numbered as “sub-assets”. Bridges with individual Bridge Identification Numbers are also considered separate sub-assets. Actual surveying, costing and reporting always occur at the sub-asset level.

### **Criteria for Survey Selection**

The decision criteria below have been developed and generally followed in determining sub-assets to receive an engineering survey:

- Assets meeting the Charter criteria which had a previous survey conducted four years ago.
- Sub-assets appraised at greater than \$1 million regardless of size
- Sub-assets valued at greater than \$250,000 and greater in size than 10,000 sq. ft.
- Other sub-assets used as an “average cost” group.
- Special requests from agencies.

### **Repair, Replacement and Major Maintenance**

Repairs, replacements and “major maintenance” costs are all presented at the detailed component level in the maintenance schedules. Repairs are defined as reconstruction or renovation.

### **Cost Estimating**

In order to have a consistent, standard methodology, all costs were developed on a contracted-out basis adjusted for work in the NYC public sector. Costs were developed for individual component repairs/replacements. Costs presented are considered all-inclusive (i.e. labor, materials, equipment, design, construction management, overhead and profit). The data obtained by the field survey teams and by the estimators was combined in a project computer database. This database was used to generate the

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asset cost data. Actual work, when performed by an agency may be on a different basis or packaged in a different manner. Future work, performed on a large scale (i.e., major rehabilitation or modernization), may include other logical work items that are not specifically cited in the agency reports as currently needing major repair or replacement.

### **Quantity Estimating and Modeling Procedures**

A team of professional construction cost estimators utilized asset plans and other reports to conduct a quantity take-off of selected components in typical assets. This data was used to develop models for calculating the replacement cost of those components in place. When plans were not available, it was necessary for the estimators to visit the site with a field survey team or to have a field survey team obtain quantities when they were at that specific site. It was not practical or cost effective to measure each asset to determine the quantities of the various components and types contained. To address this issue the cost estimating team developed hundreds of models for which they generated detailed quantity relationships. Assets were then assigned models to which they were similar in size and type. Unique assets and recent additions to the inventory generally became their own models.

### **Average Cost Methods**

Average cost methods are used for small assets where an average cost per square foot, within a project type, is computed for repair in the next fiscal year. Replacement and maintenance costs are calculated on an annual basis over a ten-year period.

### **Life Cycle Projections**

The engineers have developed a typical life cycle for each component type based on industry standards and engineering judgment. These were previously shared with each agency and have subsequently been updated to better reflect City practices. The component life cycles, along with survey assessment, are used in the report to estimate the likely point in time that a component may need replacement.

### **Major Maintenance**

Major Maintenance as presented in the report has a specific meaning to meet the requirements of the Charter. With the exception of bridges, major maintenance is defined as those activities that should be performed at intervals of at least one year or greater and that are required to maintain the useful life and integrity of the component. Major maintenance, as here defined, does not generally include the more frequent annual and on-going normal preventive maintenance activities that should regularly occur as part of a good overall maintenance program. Major maintenance activities are generally large in scope and, depending on the agency, may often be the type of work that would be contracted-out. Major maintenance for bridges was treated differently from all other assets and does include items that are of a preventive

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nature. Such activities as cleaning and debris removal are large-scale identifiable items that should not only occur regularly, but would also have a direct impact on the structural integrity of the bridge over time. Major maintenance includes all the items recommended by the project engineers as well as the full preventive maintenance program that was outlined in the bridge engineering report to the City, prepared by the Consortium of New York Engineering Schools, generally known as the “Consortium Report.”

*Major Maintenance Programming:*

The recommended date for the start of each maintenance program was developed with consideration of engineering judgment, recommended practice, observed conditions, repairs/replacements, and general practicality. The decision rules, which apply, are as follows:

- If a repair is called for, maintenance starts in the next cycle.
- If two or more observations are rated severe, maintenance starts in the next fiscal year.
- If the replacement year is within five years of the current fiscal year, maintenance starts in the next fiscal year.
- When a component's standard life is the life of the asset, maintenance begins the next fiscal year after a new survey.
- If no repair is needed and less than two observations are rated severe for a component type whose life is the life of the asset, maintenance starts in the next cycle.
- If no repair is needed and maintenance does not start in the next fiscal year, then the maintenance start year is calculated from the year of replacement back to the present, using the maintenance cycle as an interval.
- If replacement year coincides with the maintenance start year, then no maintenance accrues.

*Major Maintenance Costing:*

Generally, the major maintenance programs are priced as a cost per square foot times either the area of the component or area serviced by the component. However, for a number of components, the first step in the maintenance program is to conduct a detailed survey of the component to precisely determine its condition and specific maintenance needs. The cycle frequency of the maintenance survey is much shorter than the actual maintenance cycle, thus it is presumed that the maintenance effort is not required for the whole area of the component in each cycle, but will be required for some portion of the component. As a result, the maintenance program of a certain component (i.e. repointing of exterior wall) may happen more than one time in the ten-year projection to maintain different portions of the component.

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*Note on City Vessels Maintenance:*

The City's major vessels owned by DOT require regular maintenance in order to satisfy U.S. Coast Guard, other regulatory agencies, and operating requirements. Such costs and tasks have been identified by the agency and are included in this report.

**Component Observations**

Component observations are meant to qualify the repair and replacement needs of the component, i.e. describing the deficiencies and locations where they occur. Even when there is no repair called for, surveyors have the ability to record observations in the field to better describe the condition of the component type and the extent of its severity.

**Special Systems and Reports**

There are a number of special systems and situations within a few agencies that required unique treatment and which did not readily fit within the format of the standard agency report. These assets were treated separately and were reported on in a number of different modes as appropriate to the situation. The methodology required in such cases was sometimes different than the general approach for most assets described in this report. Each of the special reports outlines how the assets were assessed and the resulting cost factors calculated.

The four East River Bridges (i.e., Brooklyn, Manhattan, Williamsburg, Queensboro) are updated yearly based on the agency's Ten Year Plan to bring them up to a state of good repair. Maintenance needs for DOT's Street Lighting and Traffic Signal Systems have been updated yearly to reflect the latest contract information available from the Agency. Streets and Highways are assessed each year based on a reinspection by DOT. Annual maintenance and repair costs for DOT's marine vessels and DOC's underground utilities were provided by the respective agencies.

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Exhibit C  
Legend for Individual  
Survey Report

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## Exhibit C Legend For Individual Survey Report

Print Date: <sup>a</sup>	AGENCY <sup>b</sup> – Fiscal Year <sup>c</sup>	Page: <sup>d</sup>
Asset Name: <sup>1</sup>		
Address: <sup>2</sup>		
Borough: <sup>3</sup>	Agency's Number: <sup>8</sup>	
Program/Asset #: <sup>4</sup>	Yr Built/Renovated: <sup>9</sup>	
Area Sq Ft: <sup>5</sup>	Project Type: <sup>10</sup>	
Date of Survey: <sup>6</sup>	Landmark Status: <sup>11</sup>	
Areas Surveyed: <sup>7</sup>		

### Header

- |           |                  |  |
|-----------|------------------|--|
| <b>a.</b> | Print Date:      | Date of report printing  |
| <b>b.</b> | Agency:          | Name of agency being reported  |
| <b>c.</b> | Fiscal Year:     | Fiscal year of report creation   |
| <b>d.</b> | Page:            | Page number of agency report   |
| <b>1.</b> | Asset Name:      | The asset name/description   |
| <b>2.</b> | Address:         | Self explanatory   |
| <b>3.</b> | Borough:         | Self explanatory   |
| <b>4.</b> | Program/Asset #: | The unique number assigned to every sub-asset in the study   |
| <b>5.</b> | Area Sq Ft:      | The gross square feet of the asset. Some unique assets (i.e., piers and bulkheads) may also have a second measurement such as linear feet or linear feet fender.   |
| <b>6.</b> | Date of Survey:  | Date of last survey  |
| <b>7.</b> | Areas Surveyed:  | Sub-basement, basement, and roof are indicated if surveyed. The floors surveyed are indicated by floor number (applicable to buildings only). The codes ATT and PH are used to indicate attic and penthouse. |

Print Date: <sup>a</sup>	AGENCY <sup>b</sup> – Fiscal Year <sup>c</sup>	Page: <sup>d</sup>
Asset Name: <sup>1</sup>		
Address: <sup>2</sup>		
Borough: <sup>3</sup>	Agency's Number: <sup>8</sup>	
Program/Asset #: <sup>4</sup>	Yr Built/Renovated: <sup>9</sup>	
Area Sq Ft: <sup>5</sup>	Project Type: <sup>10</sup>	
Date of Survey: <sup>6</sup>	Landmark Status: <sup>11</sup>	
Areas Surveyed: <sup>7</sup>		

**Header (continued)**

- 8. Agency's Number: For cross reference, the internal number within the agency
- 9. Yr Built/Renovated: Year of construction and last major renovation or addition
- 10. Project Type: NYC Capital Budget designation
- 11. Landmark Status: Whether the asset is associated with a landmark designation:
  - I – Interior Landmark*
  - E – Exterior Landmark*
  - H – Historical Landmark District*
  - B – Interior and Exterior Landmark*
  - C – Exterior Landmark in Historical District*
  - D – Interior, Exterior Landmark in Historical District*
  - N – Not a Landmark*

Discipline <sup>1</sup>	Current Repair		Future Replacement			Maintenance		
System <sup>2</sup>								
Component	% of <sup>3</sup>	Fail Date <sup>4</sup>	Estimated <sup>5</sup>	Year <sup>6</sup>	Estimated <sup>7</sup>	Cycle <sup>8</sup>	Estimated <sup>9</sup>	Priority <sup>10</sup>
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

1. Discipline: The name of the discipline being evaluated (i.e. architectural, electrical, mechanical). Some agencies may have additional unique assets, which for the purposes of this report are treated as “disciplines” (i.e. piers, bulkheads, bridges).
  
2. System: The system that is being rated  
Component: The component of the system  
Type: The primary type(s) of material or equipment
  
3. % of Total: The percentage of the total component that is represented by the type.
  
4. Fail Date (Years): Indicates the component rating as follows:  
**Now:** The Component has failed or is inoperative at the time of the survey.  
**0-2:** It is predicted, based solely on observation, that the component may fail or cease to operate within two years of the survey.  
**2-4:** It is predicted, based solely on observation, that the component may fail or cease to function within a period of two to four years after the survey.  
**4+:** It is predicted, based solely on observation, that the component may fail or cease to function beyond four years after the survey.
  
5. Estimated Cost: The costed dollar amount estimated to fix a component rated as failed or needing a repair.

Discipline <sup>1</sup>	Current Repair		Future Replacement		Maintenance			
System <sup>2</sup>								
Component	% of <sup>3</sup>	Fail Date <sup>4</sup>	Estimated <sup>5</sup>	Year <sup>6</sup>	Estimated <sup>7</sup>	Cycle <sup>8</sup>	Estimated <sup>9</sup>	Priority <sup>10</sup>
Type	Total	(Years)	Cost	FY	Cost	(Yrs)	Cost	Code

- 6. Year FY: The estimated fiscal year in which component is projected to need replacement based on standard life, condition as of the last survey, and estimate of % of life remaining; with the assumption that recommended repairs and maintenance activities are performed. Some “life” components are expected to last for the life of the asset and are not normally replaced.
- 7. Estimated Cost: The estimated cost in current dollars to replace the component. Items with a replacement date of “life” are not costed and are shown as \*\*. Only components that have replacement dates projected within the next ten years are shown as cost items.
- 8. Cycle (Yrs): The recommended cycle at which the major maintenance program should be performed.
- 9. Estimated Cost: The estimated maintenance cost over a ten year period, (in current dollars), as calculated on a standard contracting basis.
- 10. Priority Code: An assigned code of A, B, C, or D which generally reflects the relative importance of the component to the structural integrity of the asset.

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## Observations

System <sup>1</sup> Component Type	Observation <sup>2</sup> Location <sup>3</sup>	Extent <sup>4</sup>	Area Affected <sup>5</sup>
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1. System, Component, Type: Same as previous report sections.
2. Observation: Observation made by surveyor regarding components of the Asset.
3. Location: Location is given as needed for an observation.
4. Extent: Light, Medium, or Severe.
5. Area Affected: Extent of observed condition expressed as a percentage of the component or component type.

# NEW YORK PUBLIC LIBRARY

Program / Asset #	Borough	Page #
<b>BUILDINGS</b>		
<b>NEW YORK PUBLIC LIBRARY</b>		
NPL0005.000 / 4219	BRONX	1
Name : BELMONT/ENRICO FERMI BRANCH LIBRARY		
NPL0006.000 / 4220	MANHATTAN	5
Name : BLOOMINGDALE		
NPL0001.000 / 1924	MANHATTAN	9
Name : CENTRAL RESEARCH LIBRARY HUMANITIES & SOCIAL SCIENCES LIB		
NPL0007.000 / 4221	MANHATTAN	15
Name : COUNTEE CULLEN		
NPL0008.000 / 4222	MANHATTAN	19
Name : DONNELL MEDIA CENTER		
NPL0009.000 / 4223	BRONX	24
Name : FORDHAM/BRONX REFERENCE CENTER		
NPL0010.000 / 4224	MANHATTAN	29
Name : HAMILTON GRANGE		
NPL0011.000 / 4225	MANHATTAN	33
Name : LIBRARY FOR THE BLIND (HEISKELL)		
NPL0003.000 / 1926	MANHATTAN	37
Name : LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER		
NPL0012.000 / 4226	MANHATTAN	42
Name : MID-MANHATTAN BRANCH LIBRARY		
NPL0002.010 / 2824	MANHATTAN	48
Name : SCHOMBURG LIBRARY ANNEX		
NPL0002.000 / 1925	MANHATTAN	52
Name : SCHOMBURG LIBRARY MAIN BUILDING		
NPL0013.000 / 4227	MANHATTAN	56
Name : SCIENCE, INDUSTRY AND BUSINESS		
NPL0014.000 / 4228	MANHATTAN	60
Name : SEWARD PARK BRANCH LIBRARY		

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Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : BELMONT/ENRICO FERMI BRANCH LIBRARY  
**Address** : 610 EAST 186TH ST.  
**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** : 22-Jan-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$27,300	
Interior Architecture		\$201,500
Electrical		\$166,600
Mechanical		\$153,000
<b>Total</b>	<b>\$27,300</b>	<b>\$521,100</b>
Priority A	\$27,300	
Priority B		\$319,600
Priority C		\$201,500
<b>Total</b>	<b>\$27,300</b>	<b>\$521,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$55,100		\$8,800	\$55,100
Interior Architecture	\$24,300		\$7,200	\$10,600
Electrical		\$19,000	\$300	\$18,900
Mechanical	\$5,400	\$4,500	\$8,000	\$500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$88,700</b>	<b>\$27,500</b>	<b>\$28,200</b>	<b>\$89,000</b>
Priority A	\$55,100		\$8,800	\$55,100
Priority B	\$9,400	\$27,500	\$13,400	\$23,300
Priority C	\$24,300		\$6,000	\$10,600
<b>Total</b>	<b>\$88,700</b>	<b>\$27,500</b>	<b>\$28,200</b>	<b>\$89,000</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

\*\* 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Concr Masonry Unit	45%			LIFE	**	3-5	\$116,900	A
Metal Panel	10%			2044	**	5	\$2,800	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Throughout Exterior Spandrels And Transoms</i>							
Granite Panels	45%			LIFE	**	3-5	\$137,500	A
Windows								
Aluminum	100%			2039	**	5	\$700	A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Parapets								
Concr Masonry Unit	100%			LIFE	**	3	\$20,500	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Throughout Inside Face</i>							
Roof								
Single Ply Membrane	80%			2022	**			A
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout Upper And Lower Roof</i>							
Skylight, Metal/Glass	20%			2034	**	3	\$26,400	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
<b>Interior</b>								
Floors								
Carpet	25%			2013	\$69,000	3	\$16,600	C
Carpet	48%			2010	\$132,500	3	\$42,400	C
Ceramic Tile	2%			2042	**	5	\$1,000	C
Panel/Paver: Cer/Brk	10%			2030	**	5	\$4,500	C
Vinyl Tile	15%			2029	**	5	\$1,600	C
Interior Walls								
Ceramic Tile	2%			LIFE	**	5	\$900	C
Concr Masonry Unit	75%			LIFE	**	5	\$18,600	C
Folding Partition	2%			2022	**			C
Gypsum Board	18%			LIFE	**	5	\$2,400	C
Metal Panel	3%			LIFE	**	5	\$1,000	C
Ceilings								
AcousTileConcealSpLn	20%			2017	**	5	\$2,400	B
Exposed Concrete	80%			LIFE	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

\*\* 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**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear								
Molded Case Bkrs	100%			2024	**	3-5	\$900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : ,Electrical Room</i>								
<i>Explanation : MAIN MOLDED CASE CIRCUIT BREAKER IN THE SWITCHBOARD</i>								
Raceway								
Conduit	100%			2024	**			B
Panelboards								
Molded Case Bkrs	25%			2013	\$4,900	3	\$200	B
Molded Case Bkrs	75%			2022	**	3	\$700	B
Wiring								
Thermoplastic	100%			2024	**			B
Motor Controllers								
Locally Mounted	100%			2019	**	5	\$800	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	5%			2014	\$1,000	2	\$400	B
Fluorescent	90%			2014	\$166,600	2	\$89,000	B
HID	5%			2014	\$6,500	2	\$4,900	B

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	3	\$300	B
Conversion Equipment								
Hot Water Boiler	100%			2027	**	3	\$5,600	B
Distribution								
Hot Wtr Piping/Pump	100%			2030	**	3-4	\$4,100	B
Terminal Devices								
Air Handler	80%			2019	**			B
Convactor/Radiator	20%			2027	**	2	\$2,400	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$200	B

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

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

\*\* 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 System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cool	100%			2010	\$79,700			B
Terminal Devices								
Air Handler/Cool/Ht	100%			2014	\$73,300	4	\$2,100	B
Heat Rejection								
Air Condenser Unit	100%			2017	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$18,900	B
Exhaust Fans								
Roof	100%			2019	**	2-10	\$9,100	B
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2019	**	3-5	\$3,200	B
Hot Water Heater								
Gas Fired	100%			2012	\$4,000	3-5	\$4,100	B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

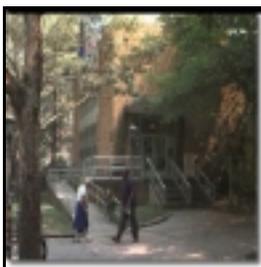
Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : BLOOMINGDALE  
**Address** : 150 WEST 100TH ST.  
**Borough** : MANHATTAN  
**Program / Asset #** : NPL0006.000 / 4220  
**Area Sq Ft** : 20,986  
**Date of Survey** : 04-Mar-2003  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Agency's Number** : N/A  
**Yr Built/Renovated** : 1964 /  
**Project Type** : NEW YORK PUBLIC LIBRARY  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$36,900	\$104,900
Interior Architecture		\$52,900
Electrical		\$114,300
Mechanical		\$50,900
<b>Total</b>	<b>\$36,900</b>	<b>\$322,900</b>
Priority A	\$36,900	\$104,900
Priority B		\$165,100
Priority C		\$52,900
<b>Total</b>	<b>\$36,900</b>	<b>\$322,900</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$16,500			\$4,800
Interior Architecture	\$4,100		\$8,100	
Electrical	\$12,000	\$8,700	\$1,000	\$8,700
Mechanical	\$6,500	\$3,300	\$3,800	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$43,100</b>	<b>\$16,000</b>	<b>\$16,800</b>	<b>\$21,900</b>
Priority A	\$16,500			\$4,800
Priority B	\$22,800	\$16,000	\$10,800	\$17,100
Priority C	\$3,700		\$6,000	
<b>Total</b>	<b>\$43,100</b>	<b>\$16,000</b>	<b>\$16,800</b>	<b>\$21,900</b>



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

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
Exterior Walls									
Glazed Ceramic Panel	5%			LIFE	**	3-5	\$9,400	A	
Masonry: Brick	95%			LIFE	**	5	\$73,800	A	
Windows									
Aluminum	100%			2030	**	5	\$5,500	A	
Parapets									
Masonry: Brick	100%	Now	\$7,200	LIFE	**	3	\$9,800	A	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : AT LIMESTONE COPING</i>									
Roof									
Copper/Terne	5%			2029	**	5	\$500	A	
Roll Roofing	95%	Now	\$3,400	2014	\$68,000			A	
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : AT STAIR</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : AT STAIR</i>									
<b>Interior</b>									
Floors									
Carpet	40%			2013	\$52,900	3	\$12,700	C	
Ceramic Tile	5%			2042	**	5	\$1,200	C	
Terrazzo	10%			LIFE	**	8	\$4,100	C	
Vinyl Tile	45%			2042	**	5	\$2,300	C	
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$300	C	
Gypsum Board	35%			LIFE	**	5	\$700	C	
Plaster	50%			LIFE	**	5	\$2,400	C	
SGFT/Glazed Masonry	10%			LIFE	**			C	
Ceilings									
AcousTileConcealSpLn	70%			2017	**	5	\$4,100	B	
Exposed Concrete	25%			LIFE	**			B	
Wood	5%	Now	\$400	LIFE	**	5	\$600	B	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Auditorium</i>									

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
Service Equipment									
Fused Disc Sw	100%			2014	\$2,600	5	\$1,500	B	

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Fused Disc Sw	100%			2014	\$38,900	3-5	\$1,100	B
<b>Raceway</b>								
Conduit	50%			2034	**			B
Conduit	50%			2014	\$10,600			B
<b>Panelboards</b>								
Molded Case Bkrs	50%			2030	**	3	\$400	B
Molded Case Bkrs	50%			2013	\$9,800	3	\$400	B
<b>Wiring</b>								
Braided Cloth	50%	2-4	\$11,400	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	50%			2034	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2012	\$13,500	5	\$800	B
<b>Lighting</b>								
<b>General Lighting</b>								
Exit	5%			2014	\$500	2	\$200	B
Fluorescent	85%			2014	\$75,400	2	\$40,200	B
HID	5%			2014	\$3,100	2	\$2,400	B
Incandescent	5%			2009	\$4,400	2	\$2,400	B
<b>Mechanical</b>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
District Steam	80%			2034	**	5	\$3,000	B
Electricity	20%			2030	**	3	\$100	B
<b>Conversion Equipment</b>								
Radiant Heater	20%			2014	\$15,000	3	\$1,500	B
No Component	80%							D
<b>Distribution</b>								
Steam Piping/Pump	100%			2024	**	3	\$2,400	B
<b>Terminal Devices</b>								
Air Handler	60%			2019	**			B
Convactor/Radiator	40%			2012	\$12,900	2	\$4,700	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2030	**	5	\$200	B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Cool	100%			2017	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$18,600	B
Exhaust Fans								
Roof	100%			2014	\$13,500	2-10	\$9,000	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2014	\$50,900	3-5	\$4,300	B
Hot Water Heater								
Gas Fired	100%			2009	\$4,000	3-5	\$5,100	B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2034	**			B
Non-Water Piping								
Natural Gas	100%			2034	**	3	\$300	B

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Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : CENTRAL RESEARCH LIBRARY HUMANITIES & SOCIAL SCIENCES LIB  
**Address** : 42 STREET & 5TH AVENUE @ BRYANT PARK  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0001.000 / 1924 **Yr Built/Renovated** : 1911 / 2001  
**Area Sq Ft** : 647,482 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 29-May-2003 **Landmark Status** : INTERIOR & EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$2,898,400	\$536,200
Interior Architecture	\$2,300,500	\$952,400
Electrical	\$115,900	\$3,260,000
Mechanical	\$196,200	\$4,824,600
<b>Total</b>	<b>\$5,511,000</b>	<b>\$9,573,100</b>
Priority A	\$2,898,400	\$536,200
Priority B	\$2,146,500	\$8,202,700
Priority C	\$466,100	\$834,300
<b>Total</b>	<b>\$5,511,000</b>	<b>\$9,573,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$12,100	\$10,400	\$900	\$509,700
Interior Architecture	\$79,600		\$22,800	\$5,600
Electrical	\$17,000	\$257,700	\$18,300	\$251,600
Mechanical	\$227,900	\$88,100	\$169,900	\$71,000
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
<b>Total</b>	<b>\$356,300</b>	<b>\$375,900</b>	<b>\$231,600</b>	<b>\$857,700</b>
Priority A	\$12,100	\$10,400	\$900	\$509,700
Priority B	\$298,400	\$365,500	\$207,900	\$348,000
Priority C	\$45,900		\$22,800	
<b>Total</b>	<b>\$356,300</b>	<b>\$375,900</b>	<b>\$231,600</b>	<b>\$857,700</b>



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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY HUMANITIES & SOCIAL SCIENCES LIB**  
**Asset # : 1924**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Granite	5%	4+	\$78,100	LIFE	**	3-5	\$72,100	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout wall along sidewalk.</i>								
Masonry: Marble	95%	4+	\$1,515,500	LIFE	**	3-5	\$1,447,600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Courtyard, Corners</i>								
<b>Windows</b>								
Bronze/Brass	100%			2024	**	5	\$216,500	A
<b>Parapets</b>								
Masonry: Marble	100%	Now	\$1,257,900	LIFE	**	3	\$261,300	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout cornice.</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout cornice.</i>								
<b>Roof</b>								
Asphalt Shingle	2%			2017	**	5	\$1,800	A
Copper/Terne	5%			2029	**	5	\$6,000	A
Copper/Terne	78%			2042	**	5	\$93,700	A
Single Ply Membrane	5%	0-2	\$1,700	2014			\$34,700	A
<i>Debris Present, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Courtyard</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Courtyard</i>								
Skylight, Metal/Glass	5%			2024	**	3	\$31,200	A
Skylight, Metal/Glass	5%			2044	**	3	\$41,500	A
<b>Interior</b>								
Floors								
Carpet	5%			2013			\$45,900	C
Cork Tile	10%			2024	**			C
Panel/Paver: Cer/Brk	20%			2022	**	5	\$125,200	C
Marble Panels	30%			LIFE	**	5	\$440,500	C
Vinyl Tile	10%			2042	**	5	\$15,000	C
Wood	15%			2029	**	5	\$159,000	C
Under Construction	10%							D
<i>Repairs in Progress, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 2nd Floor Offices</i>								

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY HUMANITIES & SOCIAL SCIENCES LIB**  
**Asset # : 1924**

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

**Interior**

## Interior Walls

Cast in Place Concrete	5%			LIFE	**	5	\$32,200	C
Concr Masonry Unit	5%			LIFE	**	5	\$12,300	C
Gypsum Board	8%			LIFE	**	5	\$10,400	C
Marble Panels	30%			LIFE	**	5	\$246,400	C
Plaster	22%			LIFE	**	5	\$71,400	C
Plaster	15%			LIFE	**	5	\$48,700	C
Wood	15%			LIFE	**	5	\$36,800	C

## Ceilings

AcousTileConcealSpLn	5%	Now	\$18,100	2017	**	5	\$5,600	B
<i>Broken/Missing Elements, Extent : Light, Area Affected : 4%</i>								
<i>Location : Corridors 2nd.fl.along micro flim room,and rm.101.</i>								
AcousTileSusp.Lay-In	5%			2023	**	5	\$11,200	B
Masonry: Infill Arch	10%	4+	\$1,647,200	LIFE	**	5	\$30,800	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement,Sub-Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement,Sub-Basement</i>								
Masonry: Marble	25%			LIFE	**			B
Metal Panel	5%			LIFE	**	5	\$31,100	B
Plaster	25%	Now	\$90,600	LIFE	**	5	\$38,500	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Signage Shops</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor,Stair(s),south .</i>								
Plaster	10%	4+	\$32,300	LIFE	**	5	\$15,400	B
<i>Paint Peeling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Edna Barnes room,3rd.fl.</i>								
Wood	15%			LIFE	**	5	\$128,400	B

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

## Over 600 Volts

Service Equipment								
Fused Disc Sw	100%			2024	**	5	\$27,800	B
Transformers								
Dry Type	100%			2019	**	5	\$65,400	B
Feeders								
Cable	100%			2022	**			B

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY HUMANITIES & SOCIAL SCIENCES LIB**  
**Asset # : 1924**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Over 600 Volts								
Raceway								
Conduit	100%			2024	**			B
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2040	**	5	\$23,400	B
Fused Disc Sw	50%			2034	**	5	\$23,400	B
Transformers								
Dry Type	100%			2019	**	5	\$65,400	B
Switchgear								
Fused Disc Sw	70%			2040	**	3-5	\$20,100	B
Fused Disc Sw	20%			2034	**	3-5	\$5,700	B
Molded Case Bkrs	10%			2014	\$36,900	3-5	\$3,400	B
Raceway								
Conduit	60%			2014	\$307,300			B
Conduit	30%			2034	**			B
Conduit	10%			2040	**			B
Panelboards								
Fused Disc Sw	20%			2013	\$103,100	3	\$5,400	B
Molded Case Bkrs	20%			2013	\$103,100	3	\$5,400	B
Molded Case Bkrs	30%			2030	**	3	\$8,000	B
Molded Case Bkrs	30%			2036	**	3	\$8,000	B
Wiring								
Braided Cloth	20%	2-4	\$115,900	2039	**			B
								<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>
Thermoplastic	30%			2034	**			B
Thermoplastic	40%			2014	\$231,800			B
Thermoplastic	10%			2040	**			B
Motor Controllers								
Locally Mounted	20%			2019	**	5	\$4,800	B
Locally Mounted	20%			2012	\$194,200	5	\$4,800	B
Locally Mounted	10%			2031	**	5	\$2,400	B
Motor Control Center	50%			2019	**	5	\$11,900	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2019	**			B
Stand-by Power								
Transfer Switches								
Automatic	100%			2027	**	3-5	\$21,800	B
Generators								
Diesel	100%			2023	**	5	\$4,000	B

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY HUMANITIES & SOCIAL SCIENCES LIB**  
**Asset # : 1924**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Batteries								
Nickel Cadium	100%			2009	\$600			B
Lighting								
General Lighting								
Emergency	5%			2014	\$19,000	2	\$6,400	B
Exit	5%			2014	\$15,000	2	\$5,700	B
Fluorescent	80%			2014	\$2,244,100	2	\$1,096,500	B
HID	2%			2014	\$39,500	2	\$27,400	B
Incandescent	8%			2022	**	2	\$109,600	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
District Steam	90%			2034	**	5	\$103,500	B
Electricity	10%			2030	**	3	\$1,200	B
Conversion Equipment								
PRV/L.P. Steam Unit	90%			2023	**			B
Heater-Stm/HW/Elec	10%			2015	**	5	\$6,200	B
Distribution								
Hot Wtr Piping/Pump	50%			2030	**	3-4	\$62,700	B
Steam Piping/Pump	50%			2024	**	3	\$37,200	B
Terminal Devices								
Air Handler	50%			2014	\$1,549,200			B
Convactor/Radiator	50%			2019	**	2	\$180,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$5,200	B
Conversion Equipment								
Centrifugal Compr El	50%			2034	**	5	\$3,000	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 20%</i>								
Reciprocating Compr	40%			2023	**	5	\$305,200	B
No Component	10%							D
Distribution								
Chilled Wtr Pipe/Pmp	90%			2034	**	3-4	\$99,000	B
No Component	10%							D

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**NEW YORK PUBLIC LIBRARY - 035**  
**CENTRAL RESEARCH LIBRARY HUMANITIES & SOCIAL SCIENCES LIB**  
**Asset # : 1924**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2014	\$2,196,700	4	\$63,900	B
Heat Rejection								
Water Cool Tower	100%			2015	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$574,800	B
Exhaust Fans								
Interior	100%			2014	\$635,300	3-10	\$266,600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$98,100	B
Hot Water Heater								
Electric	100%			2009	\$89,200	3-5	\$158,600	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2009	\$9,800	4	\$2,000	B
Sewage Ejector(s)								
Compressed Air	100%			2044	**	4	\$1,300	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : COUNTEE CULLEN  
**Address** : 104 WEST 136TH ST.  
**Borough** : MANHATTAN  
**Program / Asset #** : NPL0007.000 / 4221  
**Area Sq Ft** : 27,208  
**Date of Survey** : 04-Mar-2003  
**Areas Surveyed** : Basement, Floors 1

**Agency's Number** : N/A  
**Yr Built/Renovated** : 1941 / 1990  
**Project Type** : NEW YORK PUBLIC LIBRARY  
**Landmark Status** : NONE

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$50,100
Interior Architecture			\$154,200
Mechanical			\$273,400
<b>Total</b>			<b>\$477,800</b>
Priority	A		\$50,100
Priority	B		\$273,400
Priority	C		\$154,200
<b>Total</b>			<b>\$477,800</b>

<b>EXPENSE BUDGET</b>		<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture		\$56,900		\$6,200	\$4,800
Interior Architecture		\$6,800		\$13,300	\$3,800
Electrical		\$11,200	\$300	\$11,800	
Mechanical		\$15,100	\$4,000	\$21,500	\$3,200
Elevators/Escalators		\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>		<b>\$93,900</b>	<b>\$8,200</b>	<b>\$56,800</b>	<b>\$15,700</b>
Priority	A	\$56,900		\$6,200	\$4,800
Priority	B	\$30,200	\$8,200	\$37,300	\$10,900
Priority	C	\$6,800		\$13,300	
<b>Total</b>		<b>\$93,900</b>	<b>\$8,200</b>	<b>\$56,800</b>	<b>\$15,700</b>



*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.*

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	30%			LIFE	**	5	\$30,100	A
Masonry: Brick	70%	Now	\$29,700	LIFE	**	5	\$35,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Window Sills Of Basement Dressing Rooms</i>								
<b>Windows</b>								
Aluminum	40%			2030	**	5	\$4,100	A
Steel	60%			2017	**	5	\$12,500	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : West Elevation</i>								
<b>Parapets</b>								
Masonry: Brick	25%			LIFE	**	3	\$4,800	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	75%			LIFE	**	3	\$14,400	A
<b>Roof</b>								
Roll Roofing	100%	2-4	\$5,300	2019	**			A
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Carpet	90%			2013	\$154,200	3	\$37,000	C
Ceramic Tile	5%			2042	**	5	\$1,600	C
Vinyl Tile	5%			2042	**	5	\$300	C
<b>Interior Walls</b>								
Gypsum Board	90%			LIFE	**	5	\$10,600	C
Plaster	10%			LIFE	**	5	\$3,000	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	100%			2023	**	5	\$7,600	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2034	**	5	\$2,000	B
<b>Raceway</b>								
Conduit	100%			2034	**			B

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	70%			2030	**	3	\$800	B
Molded Case Bkrs	30%			2013	\$5,900	3	\$300	B
Wiring								
Thermoplastic	70%			2034	**			B
Thermoplastic	30%			2014	\$6,800			B
Motor Controllers								
Locally Mounted	50%			2027	**	5	\$500	B
Locally Mounted	50%			2012	\$6,800	5	\$500	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Emergency	5%			2019	**	2	\$300	B
Exit	5%			2019	**	2	\$300	B
Fluorescent	60%			2019	**	2	\$36,800	B
HID	20%			2019	**	2	\$12,300	B
Incandescent	10%			2019	**	2	\$6,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2034	**	3	\$400	B
Conversion Equipment								
Steam Boiler	100%			2019	**	3	\$8,200	B
Distribution								
Steam Piping/Pump	100%			2024	**	3	\$3,100	B
Terminal Devices								
Air Handler	40%			2014	\$47,600			B
Convactor/Radiator	60%			2019	**	2	\$9,100	B
Air Conditioning								
Energy Source								
Electricity	100%			2030	**	5	\$200	B
Conversion Equipment								
Reciprocating Compr	70%			2017	**	5	\$22,400	B
Ext Pkg Unit - Cool	30%			2010	\$30,600			B

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

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2014	\$93,800	4	\$2,700	B
Heat Rejection								
Remote Air Cond	100%			2014	\$132,000			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$24,200	B
Exhaust Fans								
Roof	100%			2014	\$17,600	2-10	\$11,700	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2034	**	3-5	\$4,800	B
Hot Water Heater								
Gas Fired	100%			2009	\$5,100	3-5	\$6,700	B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Submersible	100%			2005	\$5,400	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : DONNELL MEDIA CENTER  
**Address** : 20 WEST 53RD ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0008.000 / 4222 **Yr Built/Renovated** : 1955 / 2001  
**Area Sq Ft** : 99,337 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 04-Apr-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,3,4,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$297,300	\$56,700
Interior Architecture		\$125,100
Electrical	\$64,800	\$117,100
Mechanical	\$133,700	\$1,323,400
<b>Total</b>	<b>\$495,900</b>	<b>\$1,622,200</b>
Priority A	\$297,300	\$56,700
Priority B	\$198,600	\$1,440,400
Priority C		\$125,100
<b>Total</b>	<b>\$495,900</b>	<b>\$1,622,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$45,800		\$4,600	\$51,600
Interior Architecture	\$67,200		\$8,400	\$20,200
Electrical	\$85,600	\$400	\$47,000	\$1,200
Mechanical	\$47,500	\$6,200	\$45,800	\$12,600
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$261,900</b>	<b>\$22,400</b>	<b>\$121,600</b>	<b>\$101,400</b>
Priority A	\$45,800		\$4,600	\$51,600
Priority B	\$155,500	\$22,400	\$112,100	\$32,300
Priority C	\$60,600		\$4,900	\$17,400
<b>Total</b>	<b>\$261,900</b>	<b>\$22,400</b>	<b>\$121,600</b>	<b>\$101,400</b>



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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**DONNELL MEDIA CENTER**  
**Asset # : 4222**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	55%	Now	\$48,000	LIFE	**	5	\$56,700	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade, Bulkheads And Mech. Penthouse</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Masonry: Granite	5%			LIFE	**	3-5	\$25,200	A
Masonry: Limestone	35%			LIFE	**	3-5	\$187,200	A
Metal/Glass Curt Wall	5%			2034	**	3-5	\$3,800	A
<b>Windows</b>								
Aluminum	15%			2022	**	5	\$700	A
Steel	85%			2017	**	5	\$7,700	A
<i>Air Infiltration, Extent : Light, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<b>Parapets</b>								
Masonry: Brick	75%	Now	\$36,500	LIFE	**	3	\$24,900	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
Masonry: Limestone	25%			LIFE	**	3	\$11,700	A
<b>Roof</b>								
Built-Up (BUR)	100%	Now	\$190,000	2024	**			A
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Lower Roof</i>								
<i>Gravel/Slag Surface, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Lower Roof, Upper Roof</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof, Upper Roof</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lower Roof, Upper Roof</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Lower Roof, Upper Roof</i>								
<b>Interior</b>								
Floors								
Carpet	20%	Now	\$12,500	2010	\$125,100	3	\$30,000	C
<i>Punct/Tear/Impct Dmg, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Corridors</i>								
Cast in Place Concrete	15%			LIFE	**	5	\$13,000	C
Raised Access Floor	20%			2023	**	5	\$14,800	C
Terrazzo	5%			LIFE	**	8	\$9,600	C
Vinyl Tile	15%			2042	**	5	\$3,700	C
Vinyl Tile	25%			2017	**	5	\$6,100	C

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**DONNELL MEDIA CENTER**  
**Asset # : 4222**

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

## Interior

## Interior Walls

Gypsum Board	20%			LIFE	**	5	\$6,100	C
Masonry: Brick	5%			LIFE	**	5	\$9,300	C
Metal Panel	20%			LIFE	**	5	\$14,800	C
Marble Panels	5%			LIFE	**	5	\$9,700	C
Plaster	40%			LIFE	**	5	\$30,700	C
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	5%			LIFE	**	5	\$2,900	C

## Ceilings

AcousTileConcealSpLn	25%			2017	**	5	\$6,900	B
AcousTileSusp.Lay-In	20%			2023	**	5	\$5,500	B
Exposed Concrete	20%			LIFE	**			B
Plaster	35%			LIFE	**	5	\$13,300	B

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

## Under 600 Volts

## Transformers

Dry Type	100%			2027	**	5	\$10,000	B
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## Switchgear

Fused Knife Sw	100%	2-4	\$64,800	2044	**	3-5	\$3,300	B
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

## Raceway

Conduit	30%			2034	**			B
Conduit	70%			2014			\$41,600	B

## Panelboards

Fused Knife Sw	30%	2-4	\$17,700	2039	**	3	\$1,200	B
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*On Extended Life, Extent : Moderate, Area Affected : 100%*

Molded Case Bkrs	40%			2013		3	\$1,600	B
Molded Case Bkrs	30%			2030	**	3	\$1,200	B

## Wiring

Braided Cloth	40%	2-4	\$27,100	2039	**			B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

Thermoplastic	30%			2014			\$20,300	B
Thermoplastic	30%			2034	**			B

## Motor Controllers

Locally Mounted	40%			2012		5	\$1,500	B
Locally Mounted	60%			2019	**	5	\$2,200	B

## Ground

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

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

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

**NEW YORK PUBLIC LIBRARY - 035  
DONNELL MEDIA CENTER  
Asset # : 4222**

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

## Ground

Grounding Devices								
Metal Water Pipe	100%			2012	\$6,500			B

## Lighting

General Lighting								
Emergency	5%			2019	**	2	\$1,100	B
Exit	5%			2019	**	2	\$900	B
Fluorescent	70%			2019	**	2	\$156,900	B
Incandescent	20%			2019	**	2	\$44,800	B

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

## Heating

Energy Source								
District Steam	100%			2034	**	5	\$17,600	B

Conversion Equipment								
PRV/L.P. Steam	100%			2023	**			B

Distribution								
Hot Wtr Piping/Pump	10%			2030	**	3-4	\$1,900	B
Steam Piping/Pump	90%			2034	**	3	\$10,300	B

Terminal Devices								
Air Handler	50%	Now	\$65,200	2019	**			B

*Leak Evident, Extent : Severe, Area Affected : 30%  
Location : Throughout*

Convactor/Radiator	50%			2019	**	2	\$27,800	B
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## Air Conditioning

Energy Source								
District Steam	100%			2034	**	5	\$17,600	B

Conversion Equipment								
Absorp Mach/Stm/HW	100%			2010	\$265,900	2	\$78,300	B

Distribution								
Chilled Wtr Pipe/Pmp	100%			2014	\$394,200	3-4	\$20,100	B

Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$68,500	2014	\$342,600	4	\$6,500	B

*Leak Evident, Extent : Severe, Area Affected : 20%  
Location : Fan Room*

Heat Rejection								
Water Cool Tower	100%			2012	\$231,500			B

## Ventilation

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**DONNELL MEDIA CENTER**  
**Asset # : 4222**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$88,200	B
Exhaust Fans								
Interior	100%			2014	\$89,200	3-10	\$40,900	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	3-5	\$17,500	B
HW Heat Exchanger								
Low Temp	100%			2024	**			B
Sanitary Piping								
Cast Iron	100%			2024	**			B
Storm Drain Piping								
Cast Iron	100%			2024	**			B
Sump Pump(s)								
Rigid Piping	100%			2019	**	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2014	\$9,000	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : FORDHAM/BRONX REFERENCE CENTER  
**Address** : 2556 BAINBRIDGE AVE.  
**Borough** : BRONX **Agency's Number** : N/A  
**Program / Asset #** : NPL0009.000 / 4223 **Yr Built/Renovated** : 1923 / 2002  
**Area Sq Ft** : 36,688 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 22-Jan-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$236,400	\$76,800
Interior Architecture		\$46,200
Electrical		\$183,000
Mechanical		\$89,000
<b>Total</b>	<b>\$236,400</b>	<b>\$395,000</b>
Priority A	\$236,400	\$76,800
Priority B		\$272,000
Priority C		\$46,200
<b>Total</b>	<b>\$236,400</b>	<b>\$395,000</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$62,900			\$14,200
Interior Architecture	\$37,400		\$7,100	
Electrical	\$4,800	\$15,900	\$1,100	\$16,100
Mechanical	\$22,600	\$5,800	\$16,900	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$131,700</b>	<b>\$25,700</b>	<b>\$29,000</b>	<b>\$36,000</b>
Priority A	\$62,900			\$14,200
Priority B	\$43,100	\$25,700	\$24,200	\$21,800
Priority C	\$25,700		\$4,800	
<b>Total</b>	<b>\$131,700</b>	<b>\$25,700</b>	<b>\$29,000</b>	<b>\$36,000</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**NEW YORK PUBLIC LIBRARY - 035  
FORDHAM/BRONX REFERENCE CENTER  
Asset # : 4223**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$153,500	A
Masonry: Limestone	10%	Now	\$29,900	LIFE	**	3-5	\$30,500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : AT WINDOW SILLS</i>								
<b>Windows</b>								
Glass Block	2%	Now	\$500	LIFE	**	5	\$100	A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : WALL FACING LOWER ROOF</i>								
Metal Clad	5%	Now	\$24,000	2039	**	5	\$300	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : BASEMENT</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : BASEMENT</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : BASEMENT</i>								
Wood	30%			2030	**	5	\$5,100	A
Wood	63%	2-4	\$159,700	2039	**	5	\$5,400	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : BASEMENT</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : BASEMENT</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : BASEMENT</i>								
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	3	\$23,200	A
Panel/Paver: Limestone	10%			LIFE	**	5	\$300	A
<b>Roof</b>								
Built-Up (BUR)	100%			2024	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Interior</b>								
Floors								
Carpet	20%			2013	\$46,200	3	\$11,100	C
Cast in Place Concrete	10%			LIFE	**	5	\$3,200	C
Ceramic Tile	5%			2042	**	5	\$2,200	C
Terrazzo	5%			LIFE	**	8	\$3,500	C
Vinyl Tile	60%			2029	**	5	\$5,400	C

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

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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**FORDHAM/BRONX REFERENCE CENTER**  
**Asset # : 4223**

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

**Interior****Interior Walls**

Ceramic Tile	5%			LIFE	**	5	\$1,900	C
Gypsum Board	15%			LIFE	**	5	\$1,600	C
Plaster	80%	Now	\$20,500	LIFE	**	5	\$10,900	C

*Water Penetration, Extent : Moderate, Area Affected : 5%*  
*Location : Basement Workroom/ Librarian Office*

**Ceilings**

AcousTile,Adhered	45%			2017	**	5	\$4,600	B
Exposed Concrete	20%			LIFE	**			B
Plaster	35%	Now	\$11,800	LIFE	**	5	\$2,400	B

*Loose/Delam Surface, Extent : Moderate, Area Affected : 10%*  
*Location : Basement Workroom*

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

**Under 600 Volts****Service Equipment**

Fused Disc Sw	100%			2014	\$2,600	5	\$2,700	B
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**Switchgear**

Molded Case Bkrs	100%			2014	\$38,900	3-5	\$1,900	B
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**Raceway**

Conduit	100%			2014	\$21,200			B
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**Panelboards**

Molded Case Bkrs	20%			2013	\$5,900	3	\$300	B
Molded Case Bkrs	20%			2030	**	3	\$300	B
Molded Case Bkrs	60%			2022	**	3	\$900	B

**Wiring**

Braided Cloth	20%	2-4	\$4,500	2039	**			B
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*  
*Location : Electrical Room*

Thermoplastic	60%			2024	**			B
Thermoplastic	20%			2034	**			B

**Motor Controllers**

Locally Mounted	100%			2012	\$18,000	5	\$1,300	B
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**Ground****Grounding Devices**

Metal Water Pipe	100%			2012	\$6,500			B
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**Lighting**

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

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

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

**NEW YORK PUBLIC LIBRARY - 035  
FORDHAM/BRONX REFERENCE CENTER  
Asset # : 4223**

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

## Lighting

General Lighting								
Exit	5%			2014	\$800	2	\$300	B
Fluorescent	93%			2014	\$144,100	2	\$77,000	B
HID	2%			2014	\$2,200	2	\$1,700	B

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

## Heating

Energy Source								
Natural Gas	100%			2034	**	3	\$500	B
Conversion Equipment								
Steam Boiler	100%			2027	**	3	\$11,100	B
Distribution								
Steam Piping/Pump	100%			2034	**	3	\$4,200	B
Terminal Devices								
Convactor/Radiator	100%	Now	\$14,100	2027	**	2	\$16,400	B
<i>Not Energy Efficient, Extent : Severe, Area Affected : 20% Location : Basement</i>								

## Air Conditioning

Energy Source								
Electricity	100%			2030	**	5	\$300	B
Conversion Equipment								
Ext Pkg Unit - Cool	100%			2017	**			B
Heat Rejection								
Air Condenser Unit	100%			2017	**			B

## Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$32,600	B
Exhaust Fans								
Roof	100%			2019	**	2-10	\$15,700	B

## Plumbing

H/C Water Piping								
Galv Iron/Steel	100%			2012	\$89,000	3-5	\$5,600	B
Hot Water Heater								
Gas Fired	100%			2012	\$6,900	3-5	\$7,000	B
Sanitary Piping								
Cast Iron	100%			2024	**			B

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**NEW YORK PUBLIC LIBRARY - 035  
FORDHAM/BRONX REFERENCE CENTER  
Asset # : 4223**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Storm Drain Piping Cast Iron	100%			2024	**			B
Non-Water Piping Natural Gas	100%			2034	**	3	\$500	B

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

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

Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : HAMILTON GRANGE  
**Address** : 503 WEST 145TH ST.  
**Borough** : MANHATTAN  
**Program / Asset #** : NPL0010.000 / 4224  
**Area Sq Ft** : 26,257  
**Date of Survey** : 28-Sep-1998  
**Areas Surveyed** : Basement, Roof, Floors 1,3,4

**Agency's Number** : N/A  
**Yr Built/Renovated** : 1907 / 2003  
**Project Type** : NEW YORK PUBLIC LIBRARY  
**Landmark Status** : EXTERIOR LANDMARK

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$198,600	
Interior Architecture	\$35,700	\$213,900
Electrical		\$103,100
Mechanical	\$307,800	\$179,600
<b>Total</b>	<b>\$542,100</b>	<b>\$496,600</b>
Priority A	\$198,600	
Priority B	\$343,500	\$282,700
Priority C		\$213,900
<b>Total</b>	<b>\$542,100</b>	<b>\$496,600</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$1,100			\$10,100
Interior Architecture		\$600		\$5,000
Electrical	\$800	\$11,100		\$33,100
Mechanical	\$33,800	\$6,300	\$5,900	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$39,600</b>	<b>\$21,900</b>	<b>\$9,800</b>	<b>\$55,800</b>
Priority A	\$1,100			\$10,100
Priority B	\$38,500	\$21,900	\$9,800	\$40,700
Priority C				\$5,000
<b>Total</b>	<b>\$39,600</b>	<b>\$21,900</b>	<b>\$9,800</b>	<b>\$55,800</b>



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

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Fiberglass Panel	3%			2019	**	5	\$200	A
Masonry: Brick	65%			LIFE	**	5	\$17,300	A
	<i>Spalling, Extent : Light, Area Affected : 25%</i>							
	<i>Worn/Eroded, Extent : Light, Area Affected : 35%</i>							
Masonry: Granite	2%			LIFE	**	3-5	\$1,800	A
Masonry: Limestone	30%			LIFE	**	3-5	\$28,500	A
<b>Windows</b>								
Wood	25%	2-4	\$46,400	2035	**	5	\$1,100	A
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>							
Wood	75%	2-4	\$103,900	2035	**	5	\$3,200	A
	<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>							
	<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 10%</i>							
	<i>Split/Cracked, Extent : Moderate, Area Affected : 35%</i>							
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>							
<b>Parapets</b>								
Masonry: Brick	90%			LIFE	**	3	\$4,600	A
	<i>Spalling, Extent : Moderate, Area Affected : 35%</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 45%</i>							
Masonry: Limestone	10%	Now	\$1,100	LIFE	**	3	\$500	A
	<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : CORNICE.</i>							
<b>Roof</b>								
Single Ply Membrane	100%	Now	\$48,300	2020	**			A
	<i>Adhesion Failure, Extent : Moderate, Area Affected : 55%</i>							
	<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
<b>Interior</b>								
Floors								
Cast in Place Concrete	15%			LIFE	**	5	\$1,700	C
Ceramic Tile	2%			2038	**	5	\$600	C
Slate	3%			LIFE	**	5	\$300	C
Vinyl Tile	40%			2013	\$116,600	5	\$2,600	C
Wood	15%			2013	\$97,300	5	\$6,900	C
Not Accessible	25%							D

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

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

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

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

**Interior****Interior Walls**

Concr Masonry Unit	5%			LIFE	**	5	\$800	C
Gypsum Board	40%			LIFE	**	5	\$3,300	C
Masonry: Brick	10%			LIFE	**	5	\$5,000	C
Plaster	20%			LIFE	**	5	\$4,100	C
Not Accessible	25%							D

**Ceilings**

AcousTileConcealSpLn	15%			2006	\$35,700	5	\$1,100	B
Gypsum Board	40%			LIFE	**	5	\$1,300	B
Plaster	20%			LIFE	**	5	\$1,000	B
Not Accessible	25%							D

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

**Under 600 Volts****Service Equipment**

Molded Case Bkrs	100%			2010	\$2,900	5	\$1,600	B
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**Raceway**

Conduit	100%			2010	\$23,100			B
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**Panelboards**

Molded Case Bkrs	100%			2018	**	3	\$1,100	B
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**Wiring**

Thermoplastic	100%			2020	**			B
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**Motor Controllers**

Locally Mounted	100%			2008	\$14,800	5	\$1,000	B
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**Ground****Grounding Devices**

Metal Water Pipe	100%			2008	\$7,100			B
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**Lighting****General Lighting**

Emergency	5%			2010	\$800	2	\$300	B
Exit	5%			2010	\$600	2	\$300	B
Fluorescent	85%			2010	\$103,100	2	\$50,400	B
Incandescent	5%			2010	\$6,100	2	\$3,000	B

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

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

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

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

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

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2030	**	3	\$400	B
Conversion Equipment								
Hot Water Boiler	100%			2015	**	3	\$6,900	B
Distribution								
Hot Wtr Piping/Pump	100%			2018	**	3-4	\$5,100	B
Terminal Devices								
Air Handler	80%			2010	\$100,500			B
Convactor/Radiator	20%	Now	\$4,400	2015	**	2	\$2,300	B
<i>Broken, Extent : Moderate, Area Affected : 10%</i>								
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2026	**	5	\$200	B
Conversion Equipment								
Reciprocating Compr	100%	Now	\$23,700	2013	\$79,100	5	\$15,500	B
<i>Damaged, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Boiler Room</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2005	\$99,000	4	\$2,600	B
Heat Rejection								
Remote Air Cond	100%			2005	\$139,200			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$18,600	B
Exhaust Fans								
Roof	100%			2010	\$18,500	2-10	\$10,300	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2008	\$69,600	3-5	\$4,700	B
Hot Water Heater								
Single Type	100%			2011	\$5,400	3-5	\$5,800	B
Sanitary Piping								
Single Type	100%			2020	**			B
Storm Drain Piping								
Single Type	100%	Now	\$3,300	2030	**			B
<i>Damaged, Extent : Moderate, Area Affected : 10%</i>								

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

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

Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : LIBRARY FOR THE BLIND (HEISKELL)  
**Address** : 40 WEST 20TH ST.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0011.000 / 4225 **Yr Built/Renovated** : 1910 / 1989  
**Area Sq Ft** : 50,838 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 03-Apr-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Floors 1,2,4,5

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$59,500	\$59,500
Interior Architecture		\$176,100
Electrical		\$193,300
Mechanical		\$736,500
<b>Total</b>	<b>\$59,500</b>	<b>\$1,165,400</b>
Priority A	\$59,500	\$59,500
Priority B		\$929,800
Priority C		\$176,100
<b>Total</b>	<b>\$59,500</b>	<b>\$1,165,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$32,900	\$1,200	\$1,900	\$12,700
Interior Architecture	\$45,200		\$11,100	\$14,100
Electrical	\$6,500	\$21,800	\$100	\$20,800
Mechanical	\$15,300	\$11,300	\$13,600	\$12,700
Elevators/Escalators	\$9,900	\$9,900	\$9,900	\$9,900
<b>Total</b>	<b>\$109,700</b>	<b>\$44,200</b>	<b>\$36,600</b>	<b>\$70,300</b>
Priority A	\$32,900	\$1,200	\$1,900	\$12,700
Priority B	\$47,500	\$43,000	\$23,600	\$43,500
Priority C	\$29,300		\$11,100	\$14,100
<b>Total</b>	<b>\$109,700</b>	<b>\$44,200</b>	<b>\$36,600</b>	<b>\$70,300</b>



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

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**NEW YORK PUBLIC LIBRARY - 035  
LIBRARY FOR THE BLIND (HEISKELL)  
Asset # : 4225**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Cast Stone/Terra Cotta	3%			LIFE	**	3-5	\$10,600	A
Masonry: Brick	80%			LIFE	**	5	\$119,000	A
Masonry: Granite	5%			LIFE	**	3-5	\$18,200	A
Masonry: Limestone	10%			LIFE	**	3-5	\$38,600	A
Wood	2%			2024	**	3-5	\$4,500	A
<b>Windows</b>								
Aluminum	90%			2030	**	5	\$23,900	A
Wood	10%			2022	**	5	\$3,800	A
<b>Roof</b>								
Granite Panels	5%			LIFE	**	5		A
Roll Roofing	5%			2014				A
No Component	90%							D
<i>Other Observation, Extent : Moderate, Area Affected : 100% Location : 4th Floor Below Kitchen Explanation : LIBRARY OCCUPIES LOWER 5 FLOORS OF 12 STORY BUILDING.</i>								
<b>Interior</b>								
Floors								
Carpet	55%			2010	\$176,100	3	\$56,300	C
Cast in Place Concrete	15%			LIFE	**	5	\$6,700	C
<i>Uneven Surface, Extent : Moderate, Area Affected : 10% Location : Basement</i>								
Terrazzo	5%			LIFE	**	8	\$4,900	C
Wood	25%			2017	**	5	\$22,200	C
<i>Loose Units, Extent : Moderate, Area Affected : 5% Location : 5th Floor Library Patching Evident, Extent : Moderate, Area Affected : 2% Location : 5th Floor Library</i>								
<b>Interior Walls</b>								
Concr Masonry Unit	15%			LIFE	**	5	\$3,700	C
Gypsum Board	68%			LIFE	**	5	\$8,800	C
Marble Panels	2%			LIFE	**	5	\$1,600	C
Plaster	15%			LIFE	**	5	\$4,800	C
<b>Ceilings</b>								
Exposed Concrete	15%			LIFE	**			B
Metal Panel	5%			LIFE	**	5	\$2,000	B
Plaster	80%	Now	\$14,900	LIFE	**	5	\$7,800	B
<i>Water Penetration, Extent : Moderate, Area Affected : 2% Location : 4th Floor Below Kitchen</i>								

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

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

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

**NEW YORK PUBLIC LIBRARY - 035  
LIBRARY FOR THE BLIND (HEISKELL)  
Asset # : 4225**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Fused Disc Sw	100%			2024	**	3-5	\$2,300	B
<b>Raceway</b>								
Conduit	50%			2024	**			B
Conduit	50%			2034	**			B
<b>Panelboards</b>								
Molded Case Bkrs	80%			2030	**	3	\$1,700	B
Molded Case Bkrs	20%			2022	**	3	\$400	B
<b>Wiring</b>								
Thermoplastic	100%			2034	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2019	**	5	\$1,900	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%	2-4	\$6,500	2034	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	5%			2014	\$1,500	2	\$500	B
Exit	5%			2014	\$1,100	2	\$500	B
Fluorescent	90%			2014	\$193,300	2	\$103,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2034	**	3	\$700	B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2012	\$92,900	3	\$13,300	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2022	**	3-4	\$9,900	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	50%			2014	\$66,400	4	\$2,900	B
Convactor/Radiator	45%			2027	**	2	\$12,800	B
Fan Coil Unit/Heat	5%			2014	\$30,900	4	\$300	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2030	**	5	\$400	B

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

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

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

**NEW YORK PUBLIC LIBRARY - 035  
LIBRARY FOR THE BLIND (HEISKELL)  
Asset # : 4225**

System Component Type	Current Repair		Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning							
Conversion Equipment							
Int Pkg Unit - Cool	100%		2012	\$531,600			B
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2	\$45,100	B
Exhaust Fans							
Interior	100%		2014	\$45,600	3-10	\$20,900	B
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2024	**	3-5	\$7,700	B
Hot Water Heater							
Electric	100%		2012	\$6,400	3-5	\$9,700	B
Sanitary Piping							
Cast Iron	100%		2034	**			B
Sump Pump(s)							
Submersible	100%		2008	\$5,400	4	\$2,000	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER  
**Address** : 40 LINCOLN CENTER PLAZA 111 AMSTERDAM AVENUE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0003.000 / 1926 **Yr Built/Renovated** : 1962 / 2000  
**Area Sq Ft** : 138,384 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 09-Jul-2002 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4,5,PH

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$304,700	\$1,531,800
Interior Architecture			\$330,900
Electrical		\$52,900	\$349,200
<b>Total</b>		<b>\$357,600</b>	<b>\$2,211,900</b>
Priority A		\$304,700	\$1,531,800
Priority B		\$52,900	\$349,200
Priority C			\$330,900
<b>Total</b>		<b>\$357,600</b>	<b>\$2,211,900</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$23,500			\$204,200
Interior Architecture	\$26,500	\$13,500	\$1,800	\$32,200
Electrical	\$64,200	\$1,600	\$55,900	\$8,100
Mechanical	\$15,000	\$27,200	\$33,400	\$32,500
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$144,900</b>	<b>\$58,100</b>	<b>\$106,900</b>	<b>\$292,700</b>
Priority A	\$23,500			\$204,200
Priority B	\$95,000	\$51,000	\$106,900	\$56,300
Priority C	\$26,500	\$7,100		\$32,200
<b>Total</b>	<b>\$144,900</b>	<b>\$58,100</b>	<b>\$106,900</b>	<b>\$292,700</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**  
**Asset # : 1926**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$11,900	A
Travertine Panels	55%			LIFE	**	3-5	\$689,500	A
Window Wall	35%			2026	**	6	\$87,400	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Windows								
Aluminum	50%			2035	**	5	\$2,000	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Aluminum	50%			2029	**	5	\$2,000	A
Parapets								
Cast in Place Concrete	10%			LIFE	**	3	\$5,000	A
Metal Rail	15%	2-4	\$22,500	2028	**	3	\$1,800	A
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
Travertine Panels	75%			LIFE	**	3-5	\$63,100	A
Roof								
IRMA/Protected Membrane	75%			2013	\$1,281,500	5	\$144,100	A
Granite Panels	15%			LIFE	**	5	\$10,900	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : East plaza</i>								
Paver: Asphalt	10%	Now	\$189,000	2028	**	5	\$5,000	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West terrace</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West terrace</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West terrace</i>								
<b>Interior</b>								
Floors								
Carpet	40%			2014	\$330,900	3	\$105,800	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	C
Ceramic Tile	5%			2041	**	5	\$7,700	C
Terrazzo	25%			LIFE	**	8	\$31,700	C
Vinyl Tile	20%			2041	**	5	\$6,500	C
Wood	5%			2048	**	5	\$11,500	C

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

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**NEW YORK PUBLIC LIBRARY - 035**  
**LIBRARY FOR THE PERFORMING ARTS LINCOLN CENTER**  
**Asset # : 1926**

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

## Interior

## Interior Walls

Cast in Place Concrete	10%			LIFE	**	5	\$2,900	C
Concr Masonry Unit	10%			LIFE	**	5	\$1,100	C
Gypsum Board	15%			LIFE	**	5	\$900	C
Travertine Panels	15%			LIFE	**	5	\$5,700	C
Plaster	50%			LIFE	**	5	\$7,300	C

## Ceilings

AcousTileConcealSpLn	35%			2026	**	5	\$12,800	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
AcousTileSusp.Lay-In	10%			2022	**	5	\$3,700	B
Exposed Concrete	15%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$800	B
Plaster	35%			LIFE	**	5	\$8,800	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2013		5	\$10,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 3-5000A main service.</i>								

## Transformers

Dry Type	100%			2030	**	5	\$14,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : 2-300KVA 277/480v.</i>								

## Switchgear

Fused Disc Sw	90%			2013		3-5	\$5,500	B
Fused Disc Sw	10%			2039	**	3-5	\$600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Explanation : Located in the mechanical room.</i>								

## Raceway

Conduit	50%			2013			\$45,600	B
Conduit	50%			2039	**			B

## Panelboards

Molded Case Bkrs	50%			2012		3	\$2,900	B
Molded Case Bkrs	50%			2035	**	3	\$3,800	B

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

\*\* 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**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$52,900	2038	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	50%			2039	**			B
Motor Controllers								
Locally Mounted	50%			2030	**	5	\$2,500	B
Locally Mounted	30%			2018	**	5	\$1,500	B
Locally Mounted	20%			2011	\$27,800	5	\$1,000	B
Ground								
Grounding Devices								
Not Accessible	100%							D
Lighting								
General Lighting								
Emergency	5%			2021	**	2	\$1,400	B
Exit	3%			2021	**	2	\$700	B
Fluorescent	60%			2021	**	2	\$177,800	B
Fluorescent	30%			2013	\$166,400	2	\$88,900	B
Incandescent	2%			2013	\$11,100	2	\$5,900	B

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
District Steam	100%			2033	**	5	\$23,300	B
Conversion Equipment								
Heat Exchanger	50%			2022	**	3	\$1,200	B
PRV/L.P. Steam	50%			2022	**			B
Distribution								
Hot Wtr Piping/Pump	30%			2029	**	3-4	\$7,900	B
Steam Piping/Pump	70%			2033	**	3	\$10,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	**	4	\$14,800	B
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 90%</i>								
Air Conditioning								
Energy Source								
District C.W.	100%			2033	**	5	\$9,700	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2033	**	3-4	\$22,300	B

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

\*\* 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**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2021	**	4	\$13,000	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$93,300	B
<i>Recent Replace Evident, Extent : Light, Area Affected : 20%</i>								
Exhaust Fans								
Interior	100%			2018	**	3-10	\$46,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$23,100	B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2033	**			B
Sump Pump(s)								
Single Type	100%			2007	\$9,000	4	\$1,300	B

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

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

Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : MID-MANHATTAN BRANCH LIBRARY  
**Address** : 455 FIFTH AVE.  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0012.000 / 4226 **Yr Built/Renovated** : 1916 / 1970  
**Area Sq Ft** : 151,804 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 29-May-2003 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,5,6

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$752,300	\$947,400
Interior Architecture	\$201,600	\$478,100
Electrical	\$157,000	\$771,200
Mechanical	\$353,800	\$485,700
<b>Total</b>	<b>\$1,464,700</b>	<b>\$2,682,500</b>
Priority A	\$752,300	\$947,400
Priority B	\$573,200	\$1,257,000
Priority C	\$139,200	\$478,100
<b>Total</b>	<b>\$1,464,700</b>	<b>\$2,682,500</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$108,300			\$126,200
Interior Architecture	\$79,000		\$42,700	\$14,800
Electrical	\$35,200	\$58,600	\$10,200	\$59,700
Mechanical	\$95,600	\$17,600	\$76,100	\$9,500
Elevators/Escalators	\$33,000	\$33,000	\$33,000	\$33,000
<b>Total</b>	<b>\$350,900</b>	<b>\$109,200</b>	<b>\$162,000</b>	<b>\$243,100</b>
Priority A	\$108,300			\$126,200
Priority B	\$193,400	\$109,200	\$119,300	\$116,900
Priority C	\$49,200		\$42,700	
<b>Total</b>	<b>\$350,900</b>	<b>\$109,200</b>	<b>\$162,000</b>	<b>\$243,100</b>



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

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

**NEW YORK PUBLIC LIBRARY - 035**  
**MID-MANHATTAN BRANCH LIBRARY**  
**Asset # : 4226**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%	Now	\$114,100	LIFE	**	5	\$33,700	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : STAIRS AND PENTHOUSES</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 15%</i>								
<i>Location : STAIRS AND PENTHOUSES</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : STAIRS AND PENTHOUSES</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : STAIRS AND PENTHOUSES</i>								
Masonry: Limestone	50%			LIFE	**	3-5	\$437,500	A
Metal Panel	5%			2024	**	5	\$3,800	A
Stucco Cement	20%	Now	\$53,500	2030	**	3-5	\$93,600	A
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Side Penthouse Stair</i>								
Window Wall	5%			2027	**	6	\$3,100	A
Windows								
Aluminum	15%			2030	**	5	\$5,400	A
Metal Clad	15%	Now	\$216,700	2039	**	5	\$2,700	A
<i>Deformed/Dented, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : PENTHOUSES</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : PENTHOUSES</i>								
Metal Clad	60%			2013	\$866,700	5	\$21,600	A
Steel	10%	Now	\$142,000	2029	**	5	\$3,600	A
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : SOUTH SIDE</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : SOUTH SIDE</i>								
Parapets								
Copper/Terne	40%			2029	**	3	\$5,200	A
Copper/Terne	10%	Now	\$1,300	2029	**	3	\$1,000	A
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North And South Facade</i>								
<i>Explanation : OPEN SEAMS</i>								
Masonry: Brick	50%	Now	\$20,300	LIFE	**	3	\$6,900	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : PENTHOUSES AND STAIRS</i>								
<i>Explanation : OPEN SEAMS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : PENTHOUSES AND STAIRS</i>								
<i>Explanation : OPEN SEAMS</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouses And Stairs</i>								

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

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

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

**NEW YORK PUBLIC LIBRARY - 035  
MID-MANHATTAN BRANCH LIBRARY  
Asset # : 4226**

Architecture		Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Roof									
Built-Up (BUR)	70%	Now	\$127,200	2024	**				A
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : PENTHOUSES AND ROOF SECTION AT SOUTH WING</i>									
<i>Vegetation Growth, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Main Roof South East Corner</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>									
<i>Location : Penthouses And Corridors Floors 5 And 6</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : PENTHOUSES AND SOUTH WING</i>									
Built-Up (BUR)	15%			2014	\$27,300				A
Modified Bitumen	10%			2014	\$24,300				A
Skylight, Metal/Glass	5%	Now	\$45,300	2024	**	3	\$5,900		A
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : STAIRS</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : STAIRS</i>									
Interior									
Floors									
Carpet	50%			2013	\$478,100	3	\$114,700		C
Cast in Place Concrete	10%			LIFE	**	5	\$13,300		C
Ceramic Tile	5%			2042	**	5	\$8,900		C
Panel/Paver: Cer/Brk	15%			2030	**	5	\$23,500		C
Vinyl Tile	17%			2029	**	5	\$6,400		C
Wood	3%	Now	\$102,900	2054	**	5	\$4,000		C
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : PENTHOUSES</i>									
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 15%</i>									
<i>Location : PENTHOUSES</i>									
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : PENTHOUSES</i>									
Interior Walls									
Ceramic Tile	5%			LIFE	**	5	\$5,400		C
Concr Masonry Unit	10%			LIFE	**	5	\$5,900		C
Gypsum Board	40%			LIFE	**	5	\$12,400		C
Masonry: Brick	10%			LIFE	**	5	\$18,700		C
Plaster	10%	Now	\$36,300	LIFE	**	5	\$3,900		C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : PENTHOUSES</i>									
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>									
<i>Location : PENTHOUSES AND CORRIDOR NEAR MENS ROOM ON SIXTH FLOOR</i>									
Plaster	25%			LIFE	**	5	\$19,300		C

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

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

\*\* 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**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileSusp.Lay-In	70%			2023	**	5	\$29,600	B
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : SIXTH FLOOR CORRIDOR NEAR MENS ROOM</i>								
Exposed Concrete	10%	Now	\$62,400	LIFE	**			B
<i>Exposed Reinforcing, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Gypsum Board	10%			LIFE	**	5	\$3,900	B
Plaster	10%	Now	\$27,800	LIFE	**	5	\$2,900	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : PENTHOUSES</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : STAIRS</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : PENTHOUSES AND STAIRS</i>								

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%	2-4	\$28,300	2044	**	5	\$5,500	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Switchgear</b>								
Fused Disc Sw	100%	2-4	\$90,800	2044	**	3-5	\$5,100	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<b>Raceway</b>								
Conduit	20%			2024	**			B
Conduit	80%			2014	\$93,700			B
<b>Panelboards</b>								
Fused Disc Sw	10%			2013	\$9,800	3	\$600	B
Molded Case Bkrs	35%			2022	**	3	\$2,200	B
Molded Case Bkrs	50%			2013	\$49,100	3	\$3,100	B
Molded Case Bkrs	5%			2030	**	3	\$300	B

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

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**NEW YORK PUBLIC LIBRARY - 035  
MID-MANHATTAN BRANCH LIBRARY  
Asset # : 4226**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Wiring								
Braided Cloth	50%	2-4	\$66,300	2039	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Insulation Aged.</i>								
Thermoplastic	50%			2024	**			B
Motor Controllers								
Locally Mounted	50%			2019	**	5	\$2,800	B
Locally Mounted	50%			2012	\$83,300	5	\$2,800	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2031	**			B
Lighting								
General Lighting								
Emergency	2%			2014	\$1,700	2	\$600	B
Exit	3%			2014	\$2,100	2	\$900	B
Fluorescent	85%			2014	\$545,100	2	\$291,100	B
HID	10%			2019	**	2	\$34,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
District Steam	100%			2034	**	5	\$27,000	B
Conversion Equipment								
PRV/L.P. Steam	100%			2023	**			B
<i>Other Observation, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement</i>								
<i>Explanation : Heat Exchange For Hot Water Heat</i>								
Distribution								
Hot Wtr Piping/Pump	40%			2013	\$247,700	3-4	\$11,800	B
Steam Piping/Pump	60%			2024	**	3	\$10,500	B
Terminal Devices								
Air Handler/Cool/Ht	60%			2014	\$238,100	4	\$10,200	B
Convactor/Radiator	40%			2019	**	2	\$33,900	B
Air Conditioning								
Energy Source								
District Steam	100%			2034	**	5	\$27,000	B

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**NEW YORK PUBLIC LIBRARY - 035  
MID-MANHATTAN BRANCH LIBRARY  
Asset # : 4226**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Conversion Equipment								
Absorp Mach/Stm/HW	100%			2023	**	2	\$119,700	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2024	**	3-4	\$22,100	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2019	**	4	\$10,000	B
Heat Rejection								
Water Cool Tower	100%	0-2	\$353,800	2019	**			B
<i>On Extended Life, Extent : Severe, Area Affected : 100% Location : Roof</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$134,800	B
Exhaust Fans								
Interior	90%			2019	**	3-10	\$48,700	B
Roof	10%			2014	\$9,800	2-10	\$6,500	B
<b>Plumbing</b>								
H/C Water Piping								
Brass/Copper	100%			2024	**	3-5	\$23,000	B
HW Heat Exchanger								
Low Temp	100%			2034	**			B
Sanitary Piping								
Cast Iron	100%			2034	**			B
Storm Drain Piping								
Cast Iron	100%	Now	\$34,400	2024	**			B
<i>Damaged, Extent : Severe, Area Affected : 20% Location : Basement</i>								
Sump Pump(s)								
Rigid Piping	100%			2014	\$9,000	4	\$2,000	B
Sewage Ejector(s)								
Compressed Air	100%			2044	**	4	\$1,300	B

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Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : SCHOMBURG LIBRARY ANNEX  
**Address** : 515 LENOX AVE.  
**Borough** : MANHATTAN                      **Agency's Number** : N/A  
**Program / Asset #** : NPL0002.010 / 2824                      **Yr Built/Renovated** : 1991 /  
**Area Sq Ft** : 27,500                      **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 27-Jun-2002                      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$216,000
Interior Architecture			\$58,600
Mechanical			\$287,500
<b>Total</b>			<b>\$562,200</b>
Priority	A		\$216,000
Priority	B		\$287,500
Priority	C		\$58,600
<b>Total</b>			<b>\$562,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$9,800		\$4,800	\$2,300
Interior Architecture		\$8,400	\$3,400	
Electrical	\$400	\$16,000		\$16,900
Mechanical	\$1,700	\$3,700	\$7,400	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$15,800</b>	<b>\$32,000</b>	<b>\$19,600</b>	<b>\$24,800</b>
Priority	A	\$9,800	\$4,800	\$2,300
Priority	B	\$6,000	\$23,700	\$22,500
Priority	C		\$8,400	
<b>Total</b>	<b>\$15,800</b>	<b>\$32,000</b>	<b>\$19,600</b>	<b>\$24,800</b>



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

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**NEW YORK PUBLIC LIBRARY - 035  
SCHOMBURG LIBRARY ANNEX  
Asset # : 2824**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$118,300	A
Windows								
Aluminum	90%			2029	**	5	\$16,300	A
Glass Block	10%			LIFE	**	5	\$1,000	A
Parapets								
Masonry: Brick	10%			LIFE	**	3	\$6,900	A
Metal Rail	90%			2022	**	3	\$14,500	A
Roof								
Built-Up (BUR)	100%	Now	\$9,800	2013	\$97,700			A
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : SOUTH END AT LOW ROOF</i>								
<b>Interior</b>								
Floors								
Carpet	25%			2009	\$58,600	3	\$14,100	C
Cast in Place Concrete	5%			LIFE	**	5	\$800	C
Terrazzo	20%			LIFE	**	8	\$7,200	C
Vinyl Tile	45%			2041	**	5	\$4,100	C
Wood	5%			2041	**	5	\$3,200	C
Interior Walls								
Concr Masonry Unit	10%			LIFE	**	5	\$1,700	C
Gypsum Board	80%			LIFE	**	5	\$7,300	C
Plywood/Hardboard	10%			LIFE	**	5	\$700	C
Ceilings								
AcousTileSusp.Lay-In	65%			2022	**	5	\$6,700	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	30%			LIFE	**	5	\$1,400	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2033	**	5	\$2,000	B
Switchgear								
Fused Disc Sw	100%			2033	**	3-5	\$1,200	B
Raceway								
Conduit	100%			2033	**			B

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

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**NEW YORK PUBLIC LIBRARY - 035  
SCHOMBURG LIBRARY ANNEX  
Asset # : 2824**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2029	**	3	\$1,500	B
Wiring								
Thermoplastic	100%			2033	**			B
Motor Controllers								
Locally Mounted	100%			2026	**	5	\$1,000	B
Lighting								
General Lighting								
Emergency	5%			2018	**	2	\$400	B
Exit	5%			2018	**	2	\$400	B
Fluorescent	85%			2018	**	2	\$71,400	B
HID	5%			2018	**	2	\$4,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Conversion Equipment								
Furnace	80%			2018	**	3	\$400	B
No Component	20%							D
Distribution								
Hot Wtr Piping/Pump	20%			2021	**	3-4	\$1,100	B
No Component	80%							D
Terminal Devices								
Convactor/Radiator	20%			2018	**	2	\$3,100	B
No Component	80%							D
Air Conditioning								
Energy Source								
Electricity	100%			2029	**	5	\$200	B
Conversion Equipment								
Int Pkg Unit - Cool	100%			2011	\$287,500			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$19,500	B
Exhaust Fans								
Interior	60%			2013	\$14,800	3-10	\$5,900	B
Roof	40%			2013	\$7,100	2-10	\$4,700	B
Plumbing								

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**NEW YORK PUBLIC LIBRARY - 035  
SCHOMBURG LIBRARY ANNEX  
Asset # : 2824**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Single Type	100%			2018	* *	3-5	\$4,800	B
Hot Water Heater Single Type	100%			2014	\$5,200	3-5	\$6,700	B
Sanitary Piping Single Type	100%			2023	* *			B
Storm Drain Piping Single Type	100%			2023	* *			B
Sump Pump(s) Single Type	100%			2014	\$9,000	4	\$2,000	B
Non-Water Piping Single Type	100%			2033	* *	3	\$400	B

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

Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : SCHOMBURG LIBRARY MAIN BUILDING  
**Address** : 515 LENOX AVENUE  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0002.000 / 1925 **Yr Built/Renovated** : 1980 /  
**Area Sq Ft** : 39,997 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 27-Jun-2002 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3,4

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$104,900	\$133,400
Interior Architecture			\$91,500
Mechanical			\$276,100
<b>Total</b>		<b>\$104,900</b>	<b>\$501,100</b>
Priority A		\$104,900	\$133,400
Priority B			\$276,100
Priority C			\$91,500
<b>Total</b>		<b>\$104,900</b>	<b>\$501,100</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture			\$1,000	\$500
Interior Architecture	\$17,800	\$7,600	\$1,600	
Electrical	\$300	\$16,100		\$17,000
Mechanical	\$5,500	\$34,000	\$10,900	\$6,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$31,500</b>	<b>\$65,600</b>	<b>\$21,400</b>	<b>\$31,600</b>
Priority A			\$1,000	\$500
Priority B	\$13,700	\$58,000	\$20,400	\$31,200
Priority C	\$17,800	\$7,600		
<b>Total</b>	<b>\$31,500</b>	<b>\$65,600</b>	<b>\$21,400</b>	<b>\$31,600</b>



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

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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG LIBRARY MAIN BUILDING**  
**Asset # : 1925**

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$133,400	A
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
<hr/>								
Windows								
Aluminum	90%			2029	**	5	\$11,600	A
Glass Block	10%			LIFE	**	5	\$700	A
<hr/>								
Parapets								
Masonry: Brick	10%			LIFE	**	3	\$1,400	A
Metal Rail	90%			2022	**	3	\$3,000	A
<hr/>								
Roof								
Built-Up (BUR)	100%	Now	\$104,900	2023	**			A
	<i>Water Penetration, Extent : Light, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 65%</i>							
	<i>Location : Throughout</i>							
<hr/>								
<b>Interior</b>								
Floors								
Carpet	35%			2009	\$91,500	3	\$20,100	C
Cast in Place Concrete	35%			LIFE	**	5	\$5,800	C
Terrazzo	10%			LIFE	**	8	\$3,700	C
Vinyl Tile	20%			2041	**	5	\$1,900	C
<hr/>								
Interior Walls								
Concr Masonry Unit	40%	Now	\$17,800	LIFE	**	5	\$1,300	C
	<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : NORTH AND SOUTH STAIR AT FORTH FLOOR STACK AREA</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : EAST AND WEST ELEVATIONS AT 4TH FL STACK AREA</i>							
Gypsum Board	55%			LIFE	**	5	\$900	C
Metal Panel	5%			LIFE	**	5	\$200	C
<hr/>								
Ceilings								
AcousTileConcealSpLn	30%			2022	**	5	\$3,200	B
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Exposed Concrete	65%			LIFE	**			B
	<i>Recent Repair Evident, Extent : Moderate, Area Affected : 65%</i>							
	<i>Location : Throughout</i>							
Metal Panel	5%			LIFE	**	5	\$700	B

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**NEW YORK PUBLIC LIBRARY - 035**  
**SCHOMBURG LIBRARY MAIN BUILDING**  
**Asset # : 1925**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Switchgear</b>								
Fused Disc Sw	100%			2023	**	3-5	\$2,100	B
<b>Raceway</b>								
Conduit	100%			2033	**			B
<b>Panelboards</b>								
Molded Case Bkrs	100%			2021	**	3	\$1,700	B
<b>Wiring</b>								
Thermoplastic	100%			2033	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2018	**	5	\$1,500	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2018	**			B
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	5%			2018	**	2	\$400	B
Exit	5%			2018	**	2	\$400	B
Fluorescent	85%			2018	**	2	\$72,800	B
HID	5%			2018	**	2	\$4,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2033	**	3	\$500	B
<b>Conversion Equipment</b>								
Steam Boiler	100%			2018	**	3	\$11,500	B
<b>Distribution</b>								
Steam Piping/Pump	80%			2023	**	3	\$4,600	B
Steam Piping/Pump	20%			2023	**	3	\$1,200	B
<b>Terminal Devices</b>								
Air Handler	20%			2013	\$36,300			B
Convactor/Radiator	80%			2018	**	2	\$17,000	B
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	100%			2029	**	5	\$300	B
<b>Conversion Equipment</b>								
Reciprocating Compr	100%			2016	**	5	\$44,700	B

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

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

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

**NEW YORK PUBLIC LIBRARY - 035  
SCHOMBURG LIBRARY MAIN BUILDING  
Asset # : 1925**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2033	**	3-4	\$6,500	B
<i>Recent Repair Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2013	\$143,100	4	\$3,700	B
Heat Rejection								
Water Cool Tower	100%			2011	\$96,700			B
<i>Recent Repair Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$27,000	B
Exhaust Fans								
Interior	60%			2013	\$22,300	3-10	\$8,100	B
Roof	40%			2013	\$10,700	2-10	\$6,500	B
Plumbing								
H/C Water Piping								
Single Type	100%			2018	**	3-5	\$6,700	B
Hot Water Heater								
Single Type	100%			2014	\$7,800	3-5	\$9,300	B
HW Heat Exchanger								
Single Type	100%			2022	**			B
Sanitary Piping								
Single Type	100%			2023	**			B
Storm Drain Piping								
Single Type	100%			2023	**			B
Sump Pump(s)								
Single Type	100%			2011	\$9,800	4	\$1,300	B

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

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

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

Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : SCIENCE, INDUSTRY AND BUSINESS  
**Address** : 188 MADISON AVENUE @EAST 34 STREET  
**Borough** : MANHATTAN **Agency's Number** : N/A  
**Program / Asset #** : NPL0013.000 / 4227 **Yr Built/Renovated** : 1995 /  
**Area Sq Ft** : 235,000 **Project Type** : NEW YORK PUBLIC LIBRARY  
**Date of Survey** : 03-Jul-2002 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Sub Basement, Floors 1,2,4,5

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Interior Architecture			\$657,400
<b>Total</b>			<b>\$657,400</b>
Priority	C		\$657,400
<b>Total</b>			<b>\$657,400</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Interior Architecture	\$4,300	\$59,600		
Electrical	\$4,000	\$116,900		\$111,000
Mechanical	\$25,300	\$50,500	\$58,700	\$19,800
Elevators/Escalators	\$47,400	\$47,400	\$47,400	\$47,400
<b>Total</b>	<b>\$80,800</b>	<b>\$274,400</b>	<b>\$106,100</b>	<b>\$178,200</b>
Priority	B	\$80,800	\$222,600	\$178,200
Priority	C		\$51,800	
<b>Total</b>	<b>\$80,800</b>	<b>\$274,400</b>	<b>\$106,100</b>	<b>\$178,200</b>



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

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

**NEW YORK PUBLIC LIBRARY - 035  
SCIENCE, INDUSTRY AND BUSINESS  
Asset # : 4227**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Floors</b>								
Carpet	40%			2012	\$614,300	3	\$134,800	C
Cast in Place Concrete	15%			LIFE	**	5	\$14,600	C
Terrazzo	20%			LIFE	**	8	\$43,100	C
Vinyl Tile	25%			2041	**	5	\$13,700	C
<b>Interior Walls</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$4,900	C
Ceramic Tile	5%			LIFE	**	5	\$1,700	C
Glazed Ceramic Panel	20%			LIFE	**	5	\$6,900	C
Gypsum Board	30%			LIFE	**	5	\$3,000	C
Metal Panel	15%			LIFE	**	5	\$3,600	C
Wood	20%			LIFE	**	5	\$3,700	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2026	**	5	\$15,500	B
Exposed Struc: Steel	15%			LIFE	**			B
Gypsum Board	10%			LIFE	**	5	\$2,800	B
Metal Panel	30%			LIFE	**	5	\$25,800	B
Stucco Cement	10%			2035	**	5	\$8,500	B
Wood	10%			LIFE	**	5	\$11,800	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2033	**	5	\$17,000	B
<b>Transformers</b>								
Dry Type	100%			2026	**	5	\$23,700	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2033	**	3-5	\$10,400	B
<b>Raceway</b>								
Conduit	100%			2033	**			B
<b>Panelboards</b>								
Fused Disc Sw	30%			2029	**	3	\$3,900	B
Molded Case Bkrs	70%			2029	**	3	\$9,100	B
<b>Wiring</b>								
Thermoplastic	100%			2033	**			B

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

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

**NEW YORK PUBLIC LIBRARY - 035  
SCIENCE, INDUSTRY AND BUSINESS  
Asset # : 4227**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Motor Controllers								
Locally Mounted	30%			2026	**	5	\$2,600	B
Motor Control Center	70%			2026	**	5	\$6,000	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2026	**	3-5	\$8,600	B
Generators								
Not Accessible	100%							D
Batteries								
Not Accessible	100%							D
Lighting								
General Lighting								
Exit	5%			2018	**	2	\$2,100	B
Fluorescent	90%			2018	**	2	\$452,900	B
HID	5%			2018	**	2	\$25,200	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
District Steam	100%			2039	**	5	\$39,600	B
Conversion Equipment								
Fan Coil Unit/Heat	10%			2017	**			B
PRV/L.P. Steam	50%			2026	**			B
Radiant Heater	40%			2021	**	3	\$23,700	B
Distribution								
Ductwork/Diffusers	50%			LIFE	**	5	\$9,700	B
Hot Wtr Piping/Pump	50%			2035	**	3-4	\$16,100	B
Terminal Devices								
Air Handler	40%			2021	**			B
Convactor/Radiator	50%			2030	**	2	\$62,300	B
Fan Coil Unit/Heat	10%			2021	**	4	\$2,200	B
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	5	\$1,800	B
Conversion Equipment								
Int Pkg Unit - Cool	100%			2017	**			B

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

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

**NEW YORK PUBLIC LIBRARY - 035  
SCIENCE, INDUSTRY AND BUSINESS  
Asset # : 4227**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2039	**	3-4	\$32,400	B
Terminal Devices								
Air Handler/Cool	100%			2021	**	4	\$22,000	B
Heat Rejection								
Water Cool Tower	100%			2017	**			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$158,400	B
Exhaust Fans								
Interior	90%			2021	**	3-10	\$63,600	B
Roof	10%			2021	**	2-10	\$8,700	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2030	**	3-5	\$39,300	B
Hot Water Heater								
Single Type	100%			2017	**	3-5	\$54,600	B
Sanitary Piping								
Single Type	100%			2039	**			B
Storm Drain Piping								
Single Type	100%			2039	**			B
Sump Pump(s)								
Single Type	100%			2017	**	4	\$2,000	B

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

Print Date : 30-Sep-2003

**NEW YORK PUBLIC LIBRARY - FY 2004**

**Asset Name** : SEWARD PARK BRANCH LIBRARY  
**Address** : 192 EAST BROADWAY  
**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** : 14-Sep-1998                      **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture		\$111,500
Interior Architecture	\$281,400	
Electrical	\$65,700	
Mechanical		\$80,300
<b>Total</b>	<b>\$347,000</b>	<b>\$191,800</b>
Priority A		\$111,500
Priority B	\$101,700	\$80,300
Priority C	\$245,300	
<b>Total</b>	<b>\$347,000</b>	<b>\$191,800</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$28,800			\$40,900
Interior Architecture				
Electrical	\$32,100	\$200	\$8,800	\$9,500
Mechanical	\$10,000	\$1,800	\$2,700	\$7,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$78,800</b>	<b>\$9,900</b>	<b>\$19,400</b>	<b>\$65,500</b>
Priority A	\$28,800			\$40,900
Priority B	\$50,000	\$9,900	\$19,400	\$24,600
Priority C				
<b>Total</b>	<b>\$78,800</b>	<b>\$9,900</b>	<b>\$19,400</b>	<b>\$65,500</b>



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

\*\* 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**

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
<b>Exterior Walls</b>									
Masonry: Brick	65%			LIFE	**	5	\$71,500	A	
Masonry: Granite	5%	4+	\$7,500	LIFE	**	3-5	\$18,900	A	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5% Location : Throughout</i>									
Masonry: Limestone	25%			LIFE	**	3-5	\$98,300	A	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15% Location : Throughout</i>									
Metal Panel	5%			2010	\$21,900	5	\$2,500	A	
<b>Windows</b>									
Wood	100%			2018	**	5	\$9,900	A	
<b>Parapets</b>									
Masonry: Limestone	100%	Now	\$20,100	LIFE	**	3	\$10,700	A	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : Throughout cornice. Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<b>Roof</b>									
Roll Roofing	100%			2010	\$40,100			A	
<b>Interior</b>									
<b>Floors</b>									
Cast in Place Concrete	10%			LIFE	**	5	\$900	C	
Marble Panels	3%			LIFE	**	5	\$700	C	
Terrazzo	2%			LIFE	**	8	\$400	C	
Vinyl Tile	85%	2-4	\$169,900	2050	**	5	\$2,100	C	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 65% Location : Throughout</i>									
<b>Interior Walls</b>									
Plaster	100%	Now	\$75,400	LIFE	**	5	\$8,000	C	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15% Location : 1st Floor,3rd Floor,Stair(s) Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : 1st Floor,3rd Floor,Stair(s)</i>									
<b>Ceilings</b>									
Plaster	100%	Now	\$36,000	LIFE	**	5	\$3,800	B	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Stair(s) Staining/Discoloring, Extent : Moderate, Area Affected : 10% Location : Stair(s)</i>									

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

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

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

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**NEW YORK PUBLIC LIBRARY - 035  
SEWARD PARK BRANCH LIBRARY  
Asset # : 4228**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2010	\$1,400	5	\$1,400	B
<b>Raceway</b>								
Conduit	100%			2010	\$8,300			B
<b>Panelboards</b>								
Molded Case Bkrs	70%			2018	**	3	\$600	B
Molded Case Bkrs	30%	2-4	\$5,900	2035	**	3	\$200	B
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<b>Wiring</b>								
Thermoplastic	100%			2010	\$7,800			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2008	\$9,000	5	\$700	B
<b>Lighting</b>								
<b>General Lighting</b>								
Exit	1%			2005	\$100	2		B
Fluorescent	79%			2005	\$65,700	2	\$35,100	B
Incandescent	20%			2005	\$16,600	2	\$8,900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil	5%			2020	**	4		B
Natural Gas	95%			2020	**	3	\$300	B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%	2-4	\$3,600	2015	**	3	\$5,200	B
<i>Corroded, Extent : Moderate, Area Affected : 10%</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2009	\$80,300	3-4	\$3,800	B
<b>Terminal Devices</b>								
Convactor/Radiator	100%			2015	**	2	\$11,000	B
<b>Ventilation</b>								
<b>Exhaust Fans</b>								
Interior	100%			2015	**	3-10	\$6,200	B
<b>Plumbing</b>								
<b>H/C Water Piping</b>								
Single Type	100%			2015	**	3-5	\$3,000	B

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

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

\*\* 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**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Plumbing								
Hot Water Heater Single Type	100%			2008	\$3,700	3-5	\$4,300	B
Sanitary Piping Single Type	100%			2020	**			B
Storm Drain Piping Single Type	100%			2020	**			B
Non-Water Piping Single Type	100%			2020	**	3	\$400	B

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

# BROOKLYN PUBLIC LIBRARY

<b>Program / Asset #</b>	<b>Borough</b>	<b>Page #</b>
<b><i>BUILDINGS</i></b>		
<b>BROOKLYN PUBLIC LIBRARY</b>		
BPL0001.000 / 2136	BROOKLYN	1
Name : BROOKLYN CENTRAL LIBRARY		
BPL0002.000 / 2137	BROOKLYN	8
Name : BUSINESS LIBRARY BLKN HEIGHTS		
BPL0003.000 / 4202	BROOKLYN	12
Name : FLATBUSH BRANCH LIBRARY		
BPL0004.000 / 4206	BROOKLYN	16
Name : KINGS HIGHWAY BRANCH LIBRARY		
BPL0006.000 / 4203	BROOKLYN	20
Name : NEW LOTS BRANCH LIBRARY		
BPL0005.000 / 4204	BROOKLYN	24
Name : NEW UTRECHT BRANCH LIBRARY		
BPL0007.000 / 4201	BROOKLYN	28
Name : WILLIAMSBURGH BRANCH LIBRARY		

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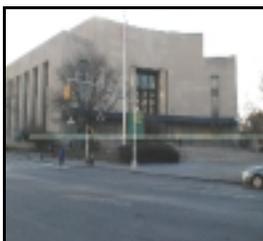
Print Date : 30-Sep-2003

**BROOKLYN PUBLIC LIBRARY - FY 2004**

**Asset Name** : **BROOKLYN CENTRAL LIBRARY**  
**Address** : **GRAND ARMY PLAZA**  
**Borough** : **BROOKLYN**                      **Agency's Number** : **N/A**  
**Program / Asset #** : **BPL0001.000 / 2136**                      **Yr Built/Renovated** : **1940 / 2000**  
**Area Sq Ft** : **350,000**                      **Project Type** : **BROOKLYN PUBLIC LIBRARY**  
**Date of Survey** : **19-Nov-2002**                      **Landmark Status** : **EXTERIOR LANDMARK**  
**Areas Surveyed** : **Basement, Sub Basement, Roof, Floors 1,2,3,ph**

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$990,700	\$112,500
Interior Architecture	\$615,400	\$228,700
Electrical	\$72,400	\$1,785,000
Mechanical	\$956,600	\$6,116,900
<b>Total</b>	<b>\$2,635,100</b>	<b>\$8,243,200</b>
Priority A	\$990,700	\$112,500
Priority B	\$1,178,200	\$7,901,900
Priority C	\$466,200	\$228,700
<b>Total</b>	<b>\$2,635,100</b>	<b>\$8,243,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$223,600	\$7,300	\$4,700	\$205,800
Interior Architecture	\$91,400		\$42,700	\$6,900
Electrical	\$76,100	\$82,500	\$63,800	\$85,100
Mechanical	\$75,100	\$22,800	\$155,000	\$74,400
Elevators/Escalators	\$34,300	\$34,300	\$34,300	\$34,300
<b>Total</b>	<b>\$500,500</b>	<b>\$147,000</b>	<b>\$300,500</b>	<b>\$406,600</b>
Priority A	\$223,600	\$7,300	\$4,700	\$205,800
Priority B	\$210,800	\$139,600	\$269,300	\$200,800
Priority C	\$66,100		\$26,500	
<b>Total</b>	<b>\$500,500</b>	<b>\$147,000</b>	<b>\$300,500</b>	<b>\$406,600</b>



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

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Bronze/Brass	2%			LIFE	**	5	\$1,300	A
Masonry: Brick	5%			LIFE	**	5	\$20,600	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Metal Coiling Doors	2%			2027	**	3	\$22,000	A
Granite Panels	5%			LIFE	**	3-5	\$50,400	A
Panel/Paver: Limestone	73%			LIFE	**	3-5	\$735,900	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 10%</i>								
Pre-Cast Concrete	5%			LIFE	**	3-5	\$37,600	A
Slate Panels	3%			LIFE	**	3-5	\$60,000	A
Stucco Cement	5%	Now	\$3,600	2030	**	3-5	\$28,600	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 3%</i> <i>Location : At Southeast Corner Of 1987 Wing</i>								
<b>Windows</b>								
Aluminum	10%			2030	**	5	\$3,800	A
Bronze/Brass	80%	Now	\$443,000	2024	**	5	\$39,200	A
<i>Hardware Missing, Extent : Moderate, Area Affected : 20%</i> <i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$2,000	A
Steel	5%	Now	\$81,200	2029	**	5	\$1,900	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i> <i>Location : Stairs</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> <i>Location : Stairs</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 50%</i> <i>Location : Stairs</i>								
<b>Parapets</b>								
Masonry: Brick	30%			LIFE	**	3	\$42,400	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 15%</i>								
Panel/Paver: Limestone	60%			LIFE	**	5	\$9,100	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 5%</i>								
Pre-Cast Concrete	10%			LIFE	**	3	\$4,700	A

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Asphalt Macadam	15%	Now	\$125,600	2024	**	5	\$12,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Lot</i>								
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Parking Lot</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Space Below Parking Lot</i>								
Cast in Place Concrete	10%	Now	\$178,000	LIFE	**	5	\$5,100	A
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : At Plaza</i>								
<i>Expansion Jnt Failure, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Plaza</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Space Below Plaza</i>								
Modified Bitumen	70%			2019	**			A
Skylight, Metal/Glass	2%			2034	**	3	\$14,100	A
Skylight, Metal/Glass	3%	Now	\$89,500	2024	**	3	\$21,200	A
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Over Third Floor</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Third Floor</i>								
Interior								
Floors								
Carpet	10%			2013	\$228,700	3	\$50,200	C
Cast in Place Concrete	10%			LIFE	**	5	\$29,000	C
Ceramic Tile	5%			2042	**	5	\$19,600	C
Terrazzo	5%			LIFE	**	8	\$32,100	C
Vinyl Tile	15%	Now	\$332,000	2042	**	5	\$6,100	C
<i>Adhesion Failure, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
<i>Loose Units, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Language Literature, Social Science, Book Storage Areas</i>								
Vinyl Tile	40%			2029	**	5	\$32,700	C
Vinyl Tile	15%			2049	**	5	\$12,300	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								

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

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

## Interior

## Interior Walls

	Cast in Place Concrete	10%	Now	\$134,300	LIFE	**	5	\$7,300	C
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Space Under Plaza</i>					
				<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>					
				<i>Location : At Electric Panel Closet In Basement</i>					
				<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>					
				<i>Location : Space Under Plaza</i>					
	Concr Masonry Unit	5%			LIFE	**	5	\$2,800	C
	Glass: Single Pane	5%			LIFE	**	5	\$12,500	C
	Gypsum Board	15%			LIFE	**	5	\$4,400	C
	Masonry: Brick	5%			LIFE	**	5	\$8,900	C
	Plaster	50%			LIFE	**	5	\$36,800	C
	Wood	10%			LIFE	**	5	\$5,600	C

## Ceilings

	AcousTileConcealSpLn	15%			2023	**	5	\$13,900	B
	AcousTileConcealSpLn	25%			2017	**	5	\$23,100	B
	AcousTileSusp.Lay-In	10%			2027	**	5	\$9,200	B
				<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>					
				<i>Location : Second Floor</i>					
	Exposed Concrete	10%	Now	\$149,200	LIFE	**			B
				<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>					
				<i>Location : Under Parking Lot And Plaza</i>					
				<i>Exposed Reinforcing, Extent : Moderate, Area Affected : 5%</i>					
				<i>Location : Under Parking Lot And Plaza</i>					
				<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>					
				<i>Location : Under Parking Lot And Plaza</i>					
	Plaster	40%			LIFE	**	5	\$50,600	B

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

## Under 600 Volts

## Service Equipment

	Fused Disc Sw	30%			2024	**	5	\$7,600	B
	Molded Case Bkrs	70%			2014		5	\$15,000	B

## Switchgear

	Molded Case Bkrs	90%			2014		3-5	\$16,400	B
	Molded Case Bkrs	10%	2-4	\$19,800	2044	**	3-5	\$1,200	B

*On Extended Life, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

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

<b>Electrical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Under 600 Volts</b>									
<b>Raceway</b>									
Conduit	90%			2014	\$230,500				B
Conduit	10%			2024	**				B
<b>Panelboards</b>									
Fused Disc Sw	5%			2013	\$12,900	3	\$700		B
Molded Case Bkrs	65%			2013	\$167,600	3	\$9,400		B
Molded Case Bkrs	30%			2022	**	3	\$4,300		B
<b>Wiring</b>									
Braided Cloth	25%	2-4	\$72,400	2039	**				B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>									
Thermoplastic	10%			2024	**				B
Thermoplastic	65%			2014	\$188,300				B
<b>Motor Controllers</b>									
Locally Mounted	20%			2019	**	5	\$2,600		B
Locally Mounted	80%			2012	\$388,500	5	\$10,300		B
<b>Ground</b>									
<b>Grounding Devices</b>									
Not Accessible	100%								D
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Explanation : Covered With Insulation</i>									
<b>Lighting</b>									
<b>General Lighting</b>									
Emergency	5%			2019	**	2	\$3,500		B
Exit	5%			2019	**	2	\$3,100		B
Fluorescent	30%			2019	**	2	\$224,900		B
Fluorescent	30%			2014	\$460,200	2	\$224,900		B
Fluorescent	20%			2022	**	2	\$149,900		B
HID	5%			2014	\$54,000	2	\$37,500		B
Incandescent	5%			2009	\$76,700	2	\$37,500		B

<b>Mechanical</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Heating</b>									
<b>Energy Source</b>									
Fuel Oil	10%			2014	\$72,600	4	\$1,400		B
Natural Gas	90%			2034	**	3	\$4,100		B

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Heat Exchanger	40%	2-4	\$2,500	2010	\$25,200	3	\$2,400	B
	<i>Corroded, Extent : Moderate, Area Affected : 20%</i> <i>Location : Boiler Room</i>							
Steam Boiler	60%	2-4	\$258,400	2019	**	3	\$60,400	B
	<i>Corroded, Extent : Moderate, Area Affected : 35%</i> <i>Location : Boiler Pit</i> <i>Leak Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Stay Bolts Rusted Through</i>							
Distribution								
Hot Wtr Piping/Pump	40%			2013	\$592,400	3-4	\$25,700	B
Steam Piping/Pump	60%	Now	\$123,500	2024	**	3	\$22,900	B
	<i>Corroded, Extent : Moderate, Area Affected : 40%</i> <i>Location : Throughout</i> <i>Leak Evident, Extent : Light, Area Affected : 10%</i> <i>Location : Fan Room</i> <i>Steam Traps Faulty, Extent : Moderate, Area Affected : 40%</i> <i>Location : Throughout</i>							
Terminal Devices								
Air Handler	60%			2009	\$953,900			B
Convactor/Radiator	40%	Now	\$111,400	2012	\$1,114,000	2	\$59,400	B
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i>							
Air Conditioning								
Energy Source								
Electricity	30%			2022	**	5	\$800	B
Steam/HW System	70%			2024	**	5	\$16,400	B
Conversion Equipment								
Absorp Mach/Stm/HW	70%			2010	\$680,500	2	\$183,300	B
	<i>Obsolete Equipment, Extent : Moderate, Area Affected : 60%</i> <i>Location : Fan Room</i>							
Reciprocating Compr	15%			2017	**	5	\$58,700	B
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 10%</i> <i>Location : Roof</i>							
Ext Pkg Unit - Cool	15%			2017	**			B
Distribution								
Chilled Wtr Pipe/Pmp	100%	0-2	\$288,200	2024	**	3-4	\$48,300	B
	<i>Corroded, Extent : Moderate, Area Affected : 30%</i> <i>Location : Throughout</i>							
Terminal Devices								
Air Handler/Cool/Ht	100%			2009	\$1,252,400	4	\$32,800	B

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Heat Rejection								
Evap Condenser	80%			2014	\$192,100			B
Remote Air Cond	20%			2019	**			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%	Now	\$127,200	LIFE	**	2	\$236,000	B
<i>Corroded, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<b>Exhaust Fans</b>								
Interior	95%			2009	\$309,700	3-10	\$129,900	B
Roof	5%			2014	\$11,700	2-10	\$7,100	B
<b>Plumbing</b>								
H/C Water Piping								
Galv Iron/Steel	100%			2012	\$880,700	3-5	\$50,300	B
<b>Hot Water Heater</b>								
Gas Fired	100%			2012	\$68,600	3-5	\$63,600	B
<b>Sanitary Piping</b>								
Cast Iron	100%			2024	**			B
<b>Storm Drain Piping</b>								
Cast Iron	100%			2024	**			B
<b>Sump Pump(s)</b>								
Rigid Piping	100%			2014	\$9,800	4	\$2,000	B
<b>Non-Water Piping</b>								
Natural Gas	100%			2024	**	3	\$4,600	B
<b>Sewage Ejector(s)</b>								
Electric	100%			2019	**	4	\$1,300	B

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Print Date : 30-Sep-2003

**BROOKLYN PUBLIC LIBRARY - FY 2004**

**Asset Name** : BUSINESS LIBRARY BLKN HEIGHTS  
**Address** : 280 CADMAN PLAZA  
**Borough** : BROOKLYN Agency's Number : 50  
**Program / Asset #** : BPL0002.000 / 2137 Yr Built/Renovated : 1962 / 2001  
**Area Sq Ft** : 52,545 Project Type : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 25-Jan-2001 Landmark Status : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2

CAPITAL BUDGET		FY 2005 - 2008	FY 2009 - 2014
Electrical			\$60,700
Mechanical			\$115,800
<b>Total</b>			<b>\$176,500</b>
Priority B			\$176,500
<b>Total</b>			<b>\$176,500</b>

EXPENSE BUDGET	FY 2005	FY 2006	FY 2007	FY 2008
Exterior Architecture				\$52,600
Interior Architecture	\$5,400	\$4,100		
Electrical	\$28,000	\$400	\$23,300	\$500
Mechanical	\$36,700		\$24,400	\$7,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$78,100</b>	<b>\$12,400</b>	<b>\$55,700</b>	<b>\$68,500</b>
Priority A				\$52,600
Priority B	\$72,600	\$12,400	\$55,700	\$15,900
Priority C	\$5,400			
<b>Total</b>	<b>\$78,100</b>	<b>\$12,400</b>	<b>\$55,700</b>	<b>\$68,500</b>



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**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSINESS LIBRARY BLKN HEIGHTS**  
**Asset # : 2137**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	10%			LIFE	**	5	\$5,100	A
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : AT STAIR BULKHEAD</i>								
Masonry: Limestone	75%			LIFE	**	3-5	\$136,500	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>								
Granite Panels	15%			LIFE	**	3-5	\$26,200	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>								
<b>Windows</b>								
Aluminum	100%			2028	**	5	\$5,000	A
<b>Parapets</b>								
Masonry: Brick	50%			LIFE	**	3	\$11,800	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Granite Panels	15%			LIFE	**	3-5	\$4,100	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>								
Panel/Paver: Limestone	35%			LIFE	**	5	\$600	A
<i>Repairs in Progress, Extent : Moderate, Area Affected : 25%</i>								
<b>Roof</b>								
Modified Bitumen	100%			2020	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	25%			LIFE	**	5	\$5,400	C
Ceramic Tile	5%			2040	**	5	\$2,900	C
Terrazzo	5%			LIFE	**	8	\$2,400	C
Vinyl Tile	65%			2040	**	5	\$8,000	C
<b>Interior Walls</b>								
Ceramic Tile	10%			LIFE	**	5	\$1,000	C
Concr Masonry Unit	10%			LIFE	**	5	\$600	C
Gypsum Board	65%			LIFE	**	5	\$1,900	C
Wood	15%			LIFE	**	5	\$800	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	60%			2021	**	5	\$8,300	B
Exposed Concrete	20%			LIFE	**			B
Gypsum Board	5%			LIFE	**	5	\$300	B
Metal Panel	15%			LIFE	**	5	\$2,900	B

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

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

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**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSINESS LIBRARY BLKN HEIGHTS**  
**Asset # : 2137**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2012	\$4,500	5	\$3,800	B
Switchgear								
Molded Case Bkrs	100%			2012	\$51,900	3-5	\$2,300	B
Raceway								
Conduit	80%			2012	\$24,700			B
Conduit	20%			2032	**			B
Panelboards								
Molded Case Bkrs	50%			2020	**	3	\$1,400	B
Molded Case Bkrs	20%			2011	\$8,800	3	\$600	B
Molded Case Bkrs	30%			2028	**	3	\$700	B
Wiring								
Thermoplastic	70%			2022	**			B
Thermoplastic	30%			2032	**			B
Motor Controllers								
Locally Mounted	30%			2017	**	5	\$600	B
Locally Mounted	70%			2025	**	5	\$1,400	B
Ground								
Grounding Devices								
Metal Water Pipe	100%	2-4	\$6,500	2032	**			B
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
Lighting								
General Lighting								
Emergency	5%			2017	**	2	\$500	B
Exit	5%			2017	**	2	\$500	B
Fluorescent	87%			2017	**	2	\$97,500	B
Incandescent	3%			2017	**	2	\$3,400	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	10%			2032	**	4	\$100	B
Natural Gas	90%			2032	**	3	\$800	B
Conversion Equipment								
Hot Water Boiler	100%			2025	**	3	\$13,000	B
Distribution								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$6,800	B

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

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

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

**BROOKLYN PUBLIC LIBRARY - 038**  
**BUSINESS LIBRARY BLKN HEIGHTS**  
**Asset # : 2137**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Terminal Devices								
Air Handler	90%			2017	**			B
Convactor/Radiator	10%			2025	**	2	\$2,800	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	10%			2028	**	5		B
Natural Gas	90%			2032	**	3	\$800	B
Conversion Equipment								
Absorp Mach/Dir Fire	90%			2017	**	4	\$4,400	B
Ext Pkg Unit - Cool	10%			2021	**			B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$8,800	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	**	4	\$4,900	B
Heat Rejection								
Water Cool Tower	100%	Now	\$23,200	2013	\$115,800			B
			<i>Leak Evident, Extent : Moderate, Area Affected : 20%</i>					
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$35,300	B
Exhaust Fans								
Roof	100%			2017	**	2-10	\$21,300	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$8,700	B
Hot Water Heater								
Single Type	100%			2013	\$9,400	3-5	\$10,700	B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B
Sump Pump(s)								
Single Type	100%			2013	\$9,000	4	\$2,000	B

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

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

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



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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	10%	Now	\$3,300	LIFE	**	5	\$3,900	A
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : PENTHOUSE</i>							
Masonry: Brick	75%			LIFE	**	5	\$28,900	A
Masonry: Granite	10%			LIFE	**	3-5	\$13,200	A
Masonry: Limestone	5%			LIFE	**	3-5	\$6,900	A
<b>Windows</b>								
Aluminum	95%			2028	**	5	\$6,100	A
Glass Block	5%			LIFE	**	5	\$200	A
<b>Parapets</b>								
Masonry: Brick	100%			LIFE	**	3	\$21,000	A
<b>Roof</b>								
Not Accessible	100%							D
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Explanation : SNOW COVERED AT TIME OF VISIT</i>							
<b>Interior</b>								
<b>Floors</b>								
Ceramic Tile	5%			2040	**	5	\$1,200	C
Terrazzo	5%			LIFE	**	8	\$1,000	C
Vinyl Tile	15%			2027	**	5	\$800	C
Vinyl Tile	75%			2047	**	5	\$3,800	C
	<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>							
<b>Interior Walls</b>								
Concr Masonry Unit	10%			LIFE	**	5	\$500	C
Marble Panels	5%			LIFE	**	5	\$800	C
Plaster	85%			LIFE	**	5	\$5,500	C
<b>Ceilings</b>								
AcousTileSusp.Lay-In	25%			2021	**	5	\$1,400	B
Plaster	75%			LIFE	**	5	\$2,900	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2038	**	5	\$1,500	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2038	**	3-5	\$1,100	B

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	80%			2012	\$16,900			B
Conduit	20%			2038	**			B
Panelboards								
Molded Case Bkrs	80%			2034	**	3	\$700	B
Molded Case Bkrs	20%			2020	**	3	\$200	B
Wiring								
Braided Cloth	10%	2-4	\$2,300	2037	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	70%			2038	**			B
Thermoplastic	20%			2022	**			B
Motor Controllers								
Locally Mounted	100%			2029	**	5	\$800	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2029	**			B
Lighting								
General Lighting								
Emergency	5%			2020	**	2	\$200	B
Exit	5%			2020	**	2	\$200	B
Fluorescent	90%			2020	**	2	\$41,800	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2032	**	3	\$400	B
Conversion Equipment								
Hot Water Boiler	100%			2025	**	3	\$5,400	B
Distribution								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$2,800	B
Terminal Devices								
Air Handler	40%			2017	**			B
Convactor/Radiator	60%			2025	**	2	\$6,900	B
Air Conditioning								
Energy Source								
Electricity	100%			2028	**	5	\$200	B

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Cool	60%			2013	\$129,000			B
No Component	40%							D
Heat Rejection								
Remote Air Cond	100%			2017	**			B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$14,600	B
Exhaust Fans								
Roof	100%			2017	**	2-10	\$8,800	B
Plumbing								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$3,600	B
Hot Water Heater								
Single Type	100%			2013	\$3,900	3-5	\$4,400	B
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B
Sump Pump(s)								
Single Type	100%			2013	\$9,000	4	\$2,000	B

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

Print Date : 30-Sep-2003

**BROOKLYN PUBLIC LIBRARY - FY 2004**

**Asset Name** : KINGS HIGHWAY BRANCH LIBRARY  
**Address** : 2115 OCEAN AVE.  
**Borough** : BROOKLYN **Agency's Number** : 45  
**Program / Asset #** : BPL0004.000 / 4206 **Yr Built/Renovated** : 1962 / 2000  
**Area Sq Ft** : 23,822 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 24-Jan-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$157,700	\$130,700
Electrical		\$95,600
<b>Total</b>	<b>\$157,700</b>	<b>\$226,300</b>
Priority A	\$157,700	\$130,700
Priority B		\$95,600
<b>Total</b>	<b>\$157,700</b>	<b>\$226,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$12,800			\$5,200
Interior Architecture	\$5,100		\$2,300	
Electrical	\$5,200	\$10,500	\$900	\$10,700
Mechanical	\$25,300		\$10,600	\$5,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$52,300</b>	<b>\$14,400</b>	<b>\$17,900</b>	<b>\$25,400</b>
Priority A	\$12,800			\$5,200
Priority B	\$38,800	\$14,400	\$15,500	\$20,200
Priority C	\$700		\$2,300	
<b>Total</b>	<b>\$52,300</b>	<b>\$14,400</b>	<b>\$17,900</b>	<b>\$25,400</b>



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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls Masonry: Brick	100%			LIFE	**	5	\$46,800	A
Windows Aluminum	100%	Now	\$157,700	2037	**	5	\$2,400	A
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i> <i>Thin Profile/Gauge, Extent : Moderate, Area Affected : 50%</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : FIRST FLOOR</i>								
Parapets Masonry: Brick	100%			LIFE	**	3	\$12,900	A
<b>Roof</b>								
Built-Up (BUR)	75%			2012			\$66,200	A
Built-Up (BUR)	20%	Now	\$1,800	2012			\$17,700	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i> <i>Location : OVER FIRST FLOOR</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : OVER FIRST FLOOR</i>								
Skylight, Metal/Glass	5%	Now	\$11,000	2022	**	3	\$2,900	A
<i>Miss/Damgd Flashings, Extent : Moderate, Area Affected : 25%</i>								
<b>Interior</b>								
<b>Floors</b>								
Cast in Place Concrete	10%			LIFE	**	5	\$1,000	C
Ceramic Tile	5%			2040	**	5	\$1,400	C
Terrazzo	5%			LIFE	**	8	\$1,200	C
Vinyl Tile	80%			2027	**	5	\$4,700	C
<b>Interior Walls</b>								
Plaster	80%			LIFE	**	5	\$6,300	C
SGFT/Glazed Masonry	20%			LIFE	**			C
<b>Ceilings</b>								
Exposed Concrete	25%			LIFE	**			B
Plaster	10%	Now	\$4,400	LIFE	**	5	\$500	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i> <i>Location : AT STAIR TO ROOF</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : AT STAIR TO ROOF</i>								
Plaster	65%			LIFE	**	5	\$3,000	B

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

Under 600 Volts

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2012	\$2,600	5	\$1,700	B
Raceway								
Conduit	80%			2012	\$16,900			B
Conduit	20%			2032	**			B
Panelboards								
Fused Disc Sw	10%			2011	\$2,000	3	\$100	B
Molded Case Bkrs	70%			2020	**	3	\$900	B
Molded Case Bkrs	20%			2028	**	3	\$200	B
Wiring								
Braided Cloth	20%	2-4	\$4,500	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	60%			2022	**			B
Thermoplastic	20%			2032	**			B
Motor Controllers								
Locally Mounted	100%			2010	\$13,500	5	\$900	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2010	\$6,500			B
Lighting								
General Lighting								
Exit	3%			2012	\$300	2	\$100	B
Fluorescent	95%			2012	\$95,600	2	\$51,100	B
Incandescent	2%			2012	\$2,000	2	\$1,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2038	**	3	\$400	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Conversion Equipment								
Hot Water Boiler	100%			2029	**	3	\$8,300	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$3,300	B

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

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code	
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
<b>Heating</b>									
Terminal Devices									
Air Handler	20%			2017	**			B	
Convactor/Radiator	80%			2025	**	2	\$10,600	B	
<b>Air Conditioning</b>									
Energy Source									
Electricity	100%			2028	**	5	\$200	B	
Conversion Equipment									
Ext Pkg Unit - Cool	100%			2021	**			B	
<b>Ventilation</b>									
Distribution									
Ductwork/Diffusers	100%	Now	\$16,700	LIFE	**	2	\$16,900	B	
			<i>Corroded, Extent : Moderate, Area Affected : 10%</i>						
Exhaust Fans									
Interior	95%			2017	**	3-10	\$9,300	B	
Roof	5%			2017	**	2-10	\$500	B	
<b>Plumbing</b>									
H/C Water Piping									
Single Type	100%			2025	**	3-5	\$4,200	B	
Hot Water Heater									
Single Type	100%			2013	\$4,500	3-5	\$5,100	B	
Sanitary Piping									
Single Type	100%			2032	**			B	
Storm Drain Piping									
Single Type	100%			2032	**			B	
Sump Pump(s)									
Single Type	100%			2013	\$9,000	4	\$2,000	B	

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

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

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

<b>Architecture</b>		<b>Current Repair</b>			<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>		
<b>Exterior</b>									
Exterior Walls									
Masonry: Brick	95%			LIFE	**	5	\$58,300	A	
Marble Panels	5%			LIFE	**	3-5	\$11,100	A	
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 20%</i>									
<b>Windows</b>									
Aluminum	100%	Now	\$303,200	2037	**	5	\$4,700	A	
<i>Air Infiltration, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 40%</i>									
<i>Location : Throughout</i>									
<i>Glazing Clouded, Extent : Moderate, Area Affected : 25%</i>									
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 100%</i>									
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<b>Parapets</b>									
Masonry: Brick	100%			LIFE	**	3	\$15,400	A	
<i>Recent Repair Evident, Extent : Moderate, Area Affected : 25%</i>									
<i>Location : Throughout</i>									
<b>Roof</b>									
Modified Bitumen	100%			2017	**			A	
<b>Interior</b>									
Floors									
Cast in Place Concrete	5%			LIFE	**	5	\$500	C	
Ceramic Tile	3%			2027	**	5	\$800	C	
Terrazzo	5%			LIFE	**	8	\$1,100	C	
Vinyl Tile	87%			2027	**	5	\$5,100	C	
<b>Interior Walls</b>									
Concr Masonry Unit	10%			LIFE	**	5	\$300	C	
Gypsum Board	10%			LIFE	**	5	\$100	C	
Marble Panels	5%			LIFE	**	5	\$500	C	
Plaster	75%			LIFE	**	5	\$2,800	C	
<b>Ceilings</b>									
AcousTileConcealSpLn	75%			2015	**	5	\$4,900	B	
Plaster	25%			LIFE	**	5	\$1,100	B	

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

Under 600 Volts

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Cool/Ht	50%			2010	\$187,200			B
Ext Pkg Unit - Cool	50%			2015	**			B
Terminal Devices								
Air Handler/Cool/Ht	50%			2012	\$39,900	4	\$800	B
No Component	50%							D
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$16,400	B
Exhaust Fans								
Interior	50%			2012	\$10,400	3-10	\$4,100	B
Roof	50%			2012	\$7,500	2-10	\$5,000	B
Plumbing								
H/C Water Piping								
Single Type	100%			2017	**	3-5	\$4,700	B
Hot Water Heater								
Single Type	100%			2010	\$4,400	3-5	\$5,000	B
Sanitary Piping								
Single Type	100%			2022	**			B
Storm Drain Piping								
Single Type	100%			2022	**			B
Sump Pump(s)								
Single Type	100%			2010	\$9,000	4	\$2,000	B
Non-Water Piping								
Single Type	100%			2022	**	3	\$300	B

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

Print Date : 30-Sep-2003

**BROOKLYN PUBLIC LIBRARY - FY 2004**

**Asset Name** : NEW UTRECHT BRANCH LIBRARY  
**Address** : 1743 86TH ST.  
**Borough** : BROOKLYN **Agency's Number** : 51  
**Program / Asset #** : BPL0005.000 / 4204 **Yr Built/Renovated** : 1956 / 2000  
**Area Sq Ft** : 21,639 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 24-Jan-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Electrical		\$38,900
<b>Total</b>		<b>\$38,900</b>
Priority B		\$38,900
<b>Total</b>		<b>\$38,900</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$5,700			\$10,700
Interior Architecture	\$2,000	\$800	\$900	
Electrical	\$16,100	\$9,500	\$1,100	\$9,500
Mechanical	\$6,900		\$10,000	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$34,600</b>	<b>\$14,200</b>	<b>\$16,000</b>	<b>\$28,000</b>
Priority A	\$5,700			\$10,700
Priority B	\$26,900	\$14,200	\$15,000	\$17,400
Priority C	\$2,000		\$900	
<b>Total</b>	<b>\$34,600</b>	<b>\$14,200</b>	<b>\$16,000</b>	<b>\$28,000</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

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

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$31,900	A
Masonry: Limestone	10%			LIFE	**	3-5	\$13,400	A
Masonry: Schist/Gnies	5%			LIFE	**	3-5	\$6,700	A
Windows								
Aluminum	100%			2028	**	5	\$5,100	A
Parapets								
Masonry: Brick	100%	Now	\$5,700	LIFE	**	3	\$7,800	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : INTERIOR FACE OF SOUTH PARAPET</i>								
Roof								
Modified Bitumen	100%			2020	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<b>Interior</b>								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$500	C
Ceramic Tile	5%			2040	**	5	\$1,300	C
Terrazzo	5%			LIFE	**	8	\$1,000	C
Vinyl Tile	10%			2047	**	5	\$500	C
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
Vinyl Tile	25%			2027	**	5	\$1,300	C
Vinyl Tile	50%			2040	**	5	\$2,700	C
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$300	C
Plaster	80%			LIFE	**	5	\$6,400	C
SGFT/Glazed Masonry	10%			LIFE	**			C
Ceilings								
AcousTileConcealSpLn	25%			2021	**	5	\$1,500	B
Exposed Concrete	10%			LIFE	**			B
Plaster	65%			LIFE	**	5	\$2,700	B

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2012	\$2,600	5	\$1,600	B
Switchgear								
Molded Case Bkrs	100%			2012	\$38,900	3-5	\$1,000	B

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Raceway</b>								
Conduit	70%			2012	\$14,800			B
Conduit	30%			2038	**			B
<b>Panelboards</b>								
Fused Disc Sw	10%			2034	**	3	\$100	B
Molded Case Bkrs	25%			2034	**	3	\$200	B
Molded Case Bkrs	65%			2011	\$12,800	3	\$800	B
<b>Wiring</b>								
Braided Cloth	70%	2-4	\$15,900	2037	**			B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
Thermoplastic	30%			2038	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2029	**	5	\$800	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2010	\$6,500			B
<b>Lighting</b>								
<b>General Lighting</b>								
Exit	5%			2020	**	2	\$200	B
Fluorescent	90%			2020	**	2	\$43,900	B
Incandescent	5%			2020	**	2	\$2,400	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil	10%			2038	**	4	\$100	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
Natural Gas	90%			2038	**	3	\$400	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2029	**	3	\$7,600	B
<i>Recent Installation, Extent : Moderate, Area Affected : 100%</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$3,000	B
<b>Terminal Devices</b>								
Air Handler/Cool/Ht	40%			2017	**	4	\$1,000	B
Convactor/Radiator	60%			2025	**	2	\$7,300	B
<b>Air Conditioning</b>								

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

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

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2028	**	5	\$200	B
Conversion Equipment Ext Pkg Unit - Cool	100%			2021	**			B
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$15,400	B
Exhaust Fans Roof	100%			2017	**	2-10	\$9,300	B
<b>Plumbing</b>								
H/C Water Piping Single Type	100%			2025	**	3-5	\$3,800	B
Hot Water Heater Single Type	100%			2013	\$4,100	3-5	\$4,700	B
Sanitary Piping Single Type	100%			2032	**			B
Storm Drain Piping Single Type	100%			2032	**			B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**BROOKLYN PUBLIC LIBRARY - FY 2004**

**Asset Name** : WILLIAMSBURGH BRANCH LIBRARY  
**Address** : 240 DIVISION AVE.  
**Borough** : BROOKLYN **Agency's Number** : 60  
**Program / Asset #** : BPL0007.000 / 4201 **Yr Built/Renovated** : 1905 / 2000  
**Area Sq Ft** : 26,350 **Project Type** : BROOKLYN PUBLIC LIBRARY  
**Date of Survey** : 29-Jan-2001 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$135,000	
Electrical		\$78,200
Mechanical	\$98,800	
<b>Total</b>	<b>\$233,800</b>	<b>\$78,200</b>
Priority A	\$135,000	
Priority B	\$98,800	\$78,200
<b>Total</b>	<b>\$233,800</b>	<b>\$78,200</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$28,800			\$10,800
Interior Architecture	\$22,400		\$900	
Electrical	\$600	\$8,400	\$4,600	\$8,700
Mechanical	\$8,200	\$2,900	\$8,700	\$4,700
<b>Total</b>	<b>\$60,000</b>	<b>\$11,200</b>	<b>\$14,200</b>	<b>\$24,200</b>
Priority A	\$28,800			\$10,800
Priority B	\$16,900	\$11,200	\$13,300	\$13,400
Priority C	\$14,300		\$900	
<b>Total</b>	<b>\$60,000</b>	<b>\$11,200</b>	<b>\$14,200</b>	<b>\$24,200</b>



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$34,700	A
Masonry: Limestone	10%			LIFE	**	3-5	\$13,800	A
Windows								
Wood	100%	Now	\$135,000	2037	**	5	\$4,500	A
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Thermally Inefficient, Extent : Moderate, Area Affected : 50%</i>								
<i>Split/Cracked, Extent : Moderate, Area Affected : 50%</i>								
Parapets								
Masonry: Brick	50%			LIFE	**	3	\$10,500	A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : INTERIOR FACE</i>								
Masonry: Brick	40%	Now	\$12,300	LIFE	**	3	\$8,400	A
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : AT CORNERS</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
Masonry: Limestone	10%	Now	\$5,500	LIFE	**	3	\$2,200	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : THROUGHOUT SPANDRELS</i>								
Roof								
Copper/Terne	30%	Now	\$11,000	2027	**	5	\$1,600	A
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
Modified Bitumen	70%			2020	**			A
<i>Recent Replace Evident, Extent : Moderate, Area Affected : 100%</i>								
<b>Interior</b>								
Floors								
Ceramic Tile	5%			2040	**	5	\$1,200	C
Vinyl Tile	35%			2027	**	5	\$1,800	C
Vinyl Tile	60%			2040	**	5	\$3,000	C
Interior Walls								
Plaster	10%	Now	\$12,100	LIFE	**	5	\$600	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : ELECTRICAL ROOM AND SECOND FLOOR READING AREAS</i>								
Plaster	90%			LIFE	**	5	\$5,800	C
Ceilings								
AcousTileConcealSpLn	20%			2015	**	5	\$1,100	B
Plaster	10%	Now	\$7,500	LIFE	**	5	\$400	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : ELECTRIC ROOM AND SECOND FLOOR READING AREAS</i>								
Plaster	70%			LIFE	**	5	\$2,700	B

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

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

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

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Molded Case Bkrs	100%			2022	**	5	\$1,600	B
<b>Switchgear</b>								
Molded Case Bkrs	100%			2022	**	3-5	\$1,200	B
<b>Raceway</b>								
Conduit	90%			2022	**			B
Conduit	10%			2038	**			B
<b>Panelboards</b>								
Molded Case Bkrs	20%			2011	\$3,900	3	\$300	B
Molded Case Bkrs	10%			2034	**	3	\$100	B
Molded Case Bkrs	70%			2020	**	3	\$1,000	B
<b>Wiring</b>								
Thermoplastic	90%			2022	**			B
Thermoplastic	10%			2038	**			B
<b>Motor Controllers</b>								
Locally Mounted	100%			2017	**	5	\$1,000	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Not Accessible	100%							D
<b>Lighting</b>								
<b>General Lighting</b>								
Emergency	3%			2007	\$400	2	\$100	B
Exit	5%			2007	\$500	2	\$200	B
Fluorescent	90%			2012	\$78,200	2	\$41,800	B
Incandescent	2%			2007	\$1,700	2	\$900	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Fuel Oil	100%			2022	**	4	\$1,100	B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2017	**	3	\$9,200	B
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2020	**	3-4	\$3,800	B
<b>Terminal Devices</b>								
Air Handler	20%			2012	\$23,100			B
Convactor/Radiator	80%			2017	**	2	\$11,800	B
<b>Air Conditioning</b>								

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

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

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

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

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Energy Source Electricity	100%			2020	**	5	\$200	B
Conversion Equipment Ext Pkg Unit - Cool	100%			2008	\$98,800			B
<b>Ventilation</b>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2	\$18,700	B
Exhaust Fans Interior	100%			2012	\$23,700	3-10	\$9,400	B
<b>Plumbing</b>								
H/C Water Piping Single Type	100%			2025	**	3-5	\$4,600	B
Hot Water Heater Single Type	100%			2013	\$5,000	3-5	\$5,700	B
Sanitary Piping Single Type	100%			2022	**			B
Storm Drain Piping Single Type	100%			2022	**			B
Sump Pump(s) Single Type	100%	Now	\$1,800	2010	\$9,000	4	\$1,300	B
		<i>Damaged, Extent : Moderate, Area Affected : 40%</i>						
Non-Water Piping Single Type	100%			2022	**	3	\$400	B

Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.

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

# QUEENS PUBLIC LIBRARY

<b>Program / Asset #</b>	<b>Borough</b>	<b>Page #</b>
<b><i>BUILDINGS</i></b>		
<b>QUEENS PUBLIC LIBRARY</b>		
QPL0002.000 / 4200	QUEENS	1
Name : FLUSHING BRANCH LIBRARY		
QPL0003.000 / 4519	QUEENS	5
Name : LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER		
QPL0001.000 / 1867	QUEENS	9
Name : QUEENS BOROUGH PUBLIC LIBRARY CENTRAL LIBRARY		

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Print Date : 30-Sep-2003

**QUEENS PUBLIC LIBRARY - FY 2004**

**Asset Name** : FLUSHING BRANCH LIBRARY  
**Address** : 41-17 MAIN STREET  
**Borough** : QUEENS **Agency's Number** : 21  
**Program / Asset #** : QPL0002.000 / 4200 **Yr Built/Renovated** : 1998 /  
**Area Sq Ft** : 77,000 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 12-Dec-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2,3

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Interior Architecture			\$110,300
<b>Total</b>			<b>\$110,300</b>
Priority	C		\$110,300
<b>Total</b>			<b>\$110,300</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$12,600		\$600	\$21,700
Interior Architecture	\$1,200		\$14,500	
Electrical	\$1,100	\$25,100	\$1,600	\$29,600
Mechanical	\$28,000	\$4,000	\$19,400	\$29,400
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$50,800</b>	<b>\$37,000</b>	<b>\$43,900</b>	<b>\$88,500</b>
Priority	A		\$600	\$21,700
Priority	B	\$38,200	\$37,000	\$28,900
Priority	C		\$14,500	\$66,800
<b>Total</b>	<b>\$50,800</b>	<b>\$37,000</b>	<b>\$43,900</b>	<b>\$88,500</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**QUEENS PUBLIC LIBRARY - 039**  
**FLUSHING BRANCH LIBRARY**  
**Asset # : 4200**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$13,200	A
Granite Panels	30%			LIFE	**	3-5	\$67,700	A
Window Wall	50%			2029	**	6	\$24,000	A
Windows								
Aluminum	100%			2034	**	5	\$23,800	A
Parapets								
Metal/Glass Curt Wall	50%			2038	**	3-5	\$3,300	A
Metal Rail	40%			2025	**	3	\$1,700	A
Granite Panels	10%			LIFE	**	3-5	\$2,100	A
Roof								
Built-Up (BUR)	98%			2020	**			A
Skylight, Plastic	2%			2038	**	3	\$1,300	A
<b>Interior</b>								
Floors								
Carpet	30%			2013	\$110,300	3	\$26,400	C
Cast in Place Concrete	10%			LIFE	**	5	\$2,600	C
Ceramic Tile	5%			2047	**	5	\$3,400	C
Granite Panels	30%			LIFE	**	5	\$12,000	C
Vinyl Tile	20%			2047	**	5	\$2,900	C
Wood	5%			2047	**	5	\$5,100	C
Interior Walls								
Ceramic Tile	5%			LIFE	**	5	\$1,000	C
Concr Masonry Unit	15%			LIFE	**	5	\$1,600	C
Glass: Single Pane	15%			LIFE	**	5	\$7,000	C
Gypsum Board	60%			LIFE	**	5	\$3,300	C
Metal Panel	5%			LIFE	**	5	\$700	C
Ceilings								
AcousTileSusp.Lay-In	15%			2025	**	5	\$2,400	B
Exposed Concrete	10%			LIFE	**			B
Gypsum Board	20%			LIFE	**	5	\$1,500	B
Metal Panel	30%			LIFE	**	5	\$6,700	B
Wood	25%			LIFE	**	5	\$7,700	B

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

Under 600 Volts

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

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

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**QUEENS PUBLIC LIBRARY - 039**  
**FLUSHING BRANCH LIBRARY**  
**Asset # : 4200**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2038	**	5	\$5,600	B
<b>Switchgear</b>								
Fused Disc Sw	100%			2038	**	3-5	\$4,000	B
<b>Raceway</b>								
Conduit	100%			2038	**			B
<b>Panelboards</b>								
Fused Disc Sw	5%			2034	**	3	\$200	B
Molded Case Bkrs	95%			2034	**	3	\$3,000	B
<b>Wiring</b>								
Thermoplastic	100%			2038	**			B
<b>Motor Controllers</b>								
Locally Mounted	10%			2029	**	5	\$300	B
Motor Control Center	90%			2029	**	5	\$2,500	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2029	**			B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2029	**	3-5	\$2,800	B
<b>Generators</b>								
Diesel	100%			2025	**	5	\$500	B
<b>Batteries</b>								
Nickel Cadium	100%			2007	\$600			B
<b>Lighting</b>								
<b>General Lighting</b>								
Exit	5%			2020	**	2	\$600	B
Fluorescent	90%			2020	**	2	\$118,500	B
HID	5%			2020	**	2	\$6,600	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Heating</b>								
<b>Energy Source</b>								
Natural Gas	100%			2038	**	3	\$1,400	B
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2029	**	3	\$26,900	B

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

**QUEENS PUBLIC LIBRARY - 039**  
**FLUSHING BRANCH LIBRARY**  
**Asset # : 4200**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Heating</b>								
Distribution								
Hot Wtr Piping/Pump	100%	Now	\$6,300	2034	**	3-4	\$10,500	B
<i>Malfunctioning, Extent : Severe, Area Affected : 10%</i>								
<i>Location : SYSTEM CAN NOT BE BALANCED</i>								
Terminal Devices								
Air Handler/Cool/Ht	60%			2020	**	4	\$3,500	B
Convectror/Radiator	40%			2029	**	2	\$17,200	B
<b>Air Conditioning</b>								
Energy Source								
Natural Gas	100%			2038	**	3	\$1,400	B
Conversion Equipment								
Absorp Mach/Dir Fire	100%			2020	**	4	\$5,100	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2038	**	3-4	\$15,600	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	**	4	\$5,100	B
Heat Rejection								
Water Cool Tower	100%			2016	**			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$54,700	B
Exhaust Fans								
Interior	100%			2020	**	3-10	\$31,700	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2029	**	3-5	\$15,800	B
Hot Water Heater								
Single Type	100%			2016	**	3-5	\$14,700	B
HW Heat Exchanger								
Single Type	100%			2025	**			B
Sanitary Piping								
Single Type	100%			2038	**			B
Storm Drain Piping								
Single Type	100%			2038	**			B
Sump Pump(s)								
Single Type	100%			2016	**	4	\$1,300	B

*Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
Maintenance \$ are aggregated over a ten-year period.*

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

Print Date : 30-Sep-2003

**QUEENS PUBLIC LIBRARY - FY 2004**

**Asset Name** : LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER  
**Address** : 100-01 NORTHERN BLVD. CORONA  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : QPL0003.000 / 4519 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 23,000 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 06-Dec-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2

<b>CAPITAL BUDGET</b>		<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture			\$43,300
Interior Architecture			\$77,700
<b>Total</b>			<b>\$121,000</b>
Priority	A		\$43,300
Priority	C		\$77,700
<b>Total</b>			<b>\$121,000</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture		\$100	\$2,900	\$5,000
Interior Architecture	\$6,200		\$6,900	\$6,200
Electrical		\$10,800	\$1,800	\$10,600
Mechanical	\$5,600	\$5,000	\$18,700	\$6,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$15,800</b>	<b>\$19,900</b>	<b>\$34,300</b>	<b>\$32,400</b>
Priority	A	\$100	\$2,900	\$5,000
Priority	B	\$9,600	\$19,800	\$21,200
Priority	C	\$6,200	\$4,200	\$6,200
<b>Total</b>	<b>\$15,800</b>	<b>\$19,900</b>	<b>\$34,300</b>	<b>\$32,400</b>



Note : All \$ estimates are in current dollars and are not escalated for potential future inflation.  
 Maintenance \$ are aggregated over a ten-year period.

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

**QUEENS PUBLIC LIBRARY - 039**  
**LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER**  
**Asset # : 4519**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$43,300	A
Metal Panel	10%			2042	**	5	\$2,300	A
Window Wall	5%			2032	**	6	\$1,900	A
Windows								
Aluminum	95%			2037	**	5	\$3,600	A
Glass Block	5%			LIFE	**	5	\$100	A
Parapets								
Concr Masonry Unit	35%			LIFE	**	3	\$3,300	A
Masonry: Brick	50%			LIFE	**	3	\$5,700	A
Metal Rail	15%			2027	**	3	\$400	A
Roof								
Modified Bitumen	95%			2020	**			A
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
Sloped Glazing	5%			LIFE	**	3	\$3,200	A
<b>Interior</b>								
Floors								
Carpet	50%			2014	\$77,700	3	\$24,900	C
Ceramic Tile	15%			2052	**	5	\$4,400	C
Vinyl Tile	30%			2052	**	5	\$1,800	C
Wood	5%			2052	**	5	\$2,200	C
Interior Walls								
Concr Masonry Unit	25%			LIFE	**	5	\$1,300	C
Gypsum Board	75%			LIFE	**	5	\$2,100	C
Ceilings								
AcousTileSusp.Lay-In	80%			2027	**	5	\$5,500	B
Gypsum Board	15%			LIFE	**	5	\$500	B
<i>Water Penetration, Extent : Light, Area Affected : 5%</i> <i>Location : Auditorium</i>								
Wood	5%			LIFE	**	5	\$700	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$1,700	B
Switchgear								
Molded Case Bkrs	100%			2042	**	3-5	\$1,000	B

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER**  
**Asset # : 4519**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Under 600 Volts								
Raceway								
Conduit	100%			2042	**			B
Panelboards								
Molded Case Bkrs	100%			2037	**	3	\$1,000	B
Wiring								
Thermoplastic	100%			2042	**			B
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$800	B
Ground								
Grounding Devices								
Metal Water Pipe	100%			2032	**			B
Lighting								
General Lighting								
Exit	5%			2022	**	2	\$200	B
Fluorescent	92%			2022	**	2	\$51,200	B
HID	3%			2022	**	2	\$1,700	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Natural Gas	100%			2042	**	3	\$300	B
Conversion Equipment								
Hot Water Boiler	100%			2032	**	3	\$8,000	B
Distribution								
Hot Wtr Piping/Pump	80%			2037	**	3-4	\$3,600	B
Steam Piping/Pump	20%			2042	**	3	\$500	B
Terminal Devices								
Air Handler	40%			2022	**			B
Convactor/Radiator	60%			2032	**	2	\$7,700	B
Air Conditioning								
Energy Source								
Electricity	100%			2037	**	5	\$200	B
Conversion Equipment								
Reciprocating Compr	100%			2027	**	5	\$27,100	B
Distribution								
Chilled Wtr Pipe/Pmp	100%			2042	**	3-4	\$3,900	B

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER**  
**Asset # : 4519**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2022	**	4	\$2,300	B
Heat Rejection								
Air Condenser Unit	100%			2027	**			B
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$16,300	B
Exhaust Fans								
Roof	100%			2022	**	2-10	\$9,000	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2032	**	3-5	\$4,200	B
Hot Water Heater								
Single Type	100%			2017	**	3-5	\$5,600	B
Sanitary Piping								
Single Type	100%			2042	**			B
Storm Drain Piping								
Single Type	100%			2042	**			B
Sump Pump(s)								
Single Type	100%			2017	**	4	\$2,000	B

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

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

Print Date : 30-Sep-2003

**QUEENS PUBLIC LIBRARY - FY 2004**

**Asset Name** : QUEENS BOROUGH PUBLIC LIBRARY CENTRAL LIBRARY  
**Address** : 89-11 MERRICK BOULEVARD  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : QPL0001.000 / 1867 **Yr Built/Renovated** : 1966 / 1992  
**Area Sq Ft** : 227,729 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 02-Dec-2000 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,PH

<b>CAPITAL BUDGET</b>	<b>FY 2005 - 2008</b>	<b>FY 2009 - 2014</b>
Exterior Architecture	\$125,000	\$87,500
Interior Architecture		\$1,287,400
Electrical	\$53,000	\$1,460,000
Mechanical		\$43,000
<b>Total</b>	<b>\$178,000</b>	<b>\$2,878,000</b>
Priority A	\$125,000	\$87,500
Priority B	\$53,000	\$1,503,000
Priority C		\$1,287,400
<b>Total</b>	<b>\$178,000</b>	<b>\$2,878,000</b>

<b>EXPENSE BUDGET</b>	<b>FY 2005</b>	<b>FY 2006</b>	<b>FY 2007</b>	<b>FY 2008</b>
Exterior Architecture	\$10,200	\$600	\$2,500	\$112,400
Interior Architecture	\$72,900		\$25,700	\$43,300
Electrical	\$29,300	\$92,100	\$20,700	\$125,100
Mechanical	\$136,100		\$150,300	\$43,900
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$264,200</b>	<b>\$108,500</b>	<b>\$215,000</b>	<b>\$340,500</b>
Priority A	\$10,200	\$600	\$2,500	\$112,400
Priority B	\$200,200	\$107,900	\$186,800	\$184,800
Priority C	\$53,900		\$25,700	\$43,300
<b>Total</b>	<b>\$264,200</b>	<b>\$108,500</b>	<b>\$215,000</b>	<b>\$340,500</b>



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**QUEENS PUBLIC LIBRARY - 039**  
**QUEENS BOROUGH PUBLIC LIBRARY CENTRAL LIBRARY**  
**Asset # : 1867**

Architecture System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	35%	Now	\$81,900	LIFE	**	5	\$48,400	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Masonry: Granite	2%			LIFE	**	3-5	\$9,500	A
Panel/Paver: Limestone	23%			LIFE	**	3-5	\$109,100	A
Panel/Paver: Limestone	35%			LIFE	**	3-5	\$166,000	A
Window Wall	5%			2025	**	6	\$5,000	A
<b>Windows</b>								
Aluminum	25%			2034	**	5	\$7,400	A
Aluminum	75%			2028	**	5	\$22,100	A
<b>Parapets</b>								
Masonry: Brick	40%	Now	\$43,000	LIFE	**	3	\$29,400	A
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
Metal Rail	10%			2021	**	3	\$1,700	A
Panel/Paver: Limestone	25%			LIFE	**	5	\$1,300	A
Panel/Paver: Limestone	25%			LIFE	**	5	\$1,300	A
<b>Roof</b>								
Built-Up (BUR)	50%			2017	**			A
Modified Bitumen	45%			2020	**			A
Skylight, Metal/Glass	5%			2038	**	3	\$40,700	A
<b>Interior</b>								
Floors								
Carpet	35%			2011	\$502,000	3	\$160,600	C
Carpet	20%			2013	\$286,900	3	\$68,800	C
Cast in Place Concrete	5%			LIFE	**	5	\$5,000	C
Ceramic Tile	5%			2040	**	5	\$13,400	C
Vinyl Tile	10%			2047	**	5	\$5,600	C
Vinyl Tile	25%			2040	**	5	\$14,000	C
<b>Interior Walls</b>								
Fabric on Framing	20%			2013	\$498,500	5	\$6,300	C
Gypsum Board	20%			LIFE	**	5	\$2,100	C
Plaster	55%			LIFE	**	5	\$14,600	C
SGFT/Glazed Masonry	3%			LIFE	**			C
Wood	2%			LIFE	**	5	\$400	C

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**QUEENS PUBLIC LIBRARY - 039**  
**QUEENS BOROUGH PUBLIC LIBRARY CENTRAL LIBRARY**  
**Asset # : 1867**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	30%			2015	**	5	\$19,000	B
AcousTileSusp.Lay-In	30%			2025	**	5	\$19,000	B
Exposed Concrete	5%			LIFE	**			B
Metal Panel	10%			LIFE	**	5	\$8,800	B
Plaster	25%			LIFE	**	5	\$10,900	B

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Fused Disc Sw	100%			2012	\$53,200	5	\$16,500	B
<b>Switchgear</b>								
Air Circuit Breaker	25%			2012	\$45,400	3-5	\$2,700	B
Molded Case Bkrs	75%			2012	\$136,200	3-5	\$7,600	B
<b>Raceway</b>								
Conduit	30%			2012	\$70,300			B
Conduit	70%			2022	**			B
<b>Panelboards</b>								
Fused Disc Sw	5%			2011	\$11,800	3	\$600	B
Molded Case Bkrs	55%			2020	**	3	\$6,900	B
Molded Case Bkrs	30%			2011	\$70,700	3	\$3,800	B
Molded Case Bkrs	10%			2034	**	3	\$900	B
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$53,000	2037	**			B
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
Thermoplastic	70%			2022	**			B
Thermoplastic	10%			2038	**			B
<b>Motor Controllers</b>								
Locally Mounted	10%			2010	\$44,400	5	\$800	B
Motor Control Center	40%			2017	**	5	\$3,300	B
Motor Control Center	50%			2010	\$222,100	5	\$4,200	B
<b>Ground</b>								
<b>Grounding Devices</b>								
Metal Water Pipe	100%			2010	\$6,500			B
<b>Stand-by Power</b>								
<b>Transfer Switches</b>								
Automatic	100%			2025	**	3-5	\$7,700	B

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**QUEENS BOROUGH PUBLIC LIBRARY CENTRAL LIBRARY**  
**Asset # : 1867**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Stand-by Power								
Generators								
Diesel	50%			2021	**	5	\$700	B
Natural Gas	50%			2008	\$31,900	5	\$700	B
Batteries								
Nickel Cadium	100%			2005	\$600			B
Lighting								
General Lighting								
Emergency	3%			2007	\$3,900	2	\$1,400	B
Emergency	2%			2020	**	2	\$1,000	B
Exit	5%			2020	**	2	\$2,200	B
Fluorescent	85%			2012	\$817,700	2	\$436,700	B
HID	3%	Now	\$20,300	2022	**	2	\$12,300	B
<i>Not in Service, Extent : Moderate, Area Affected : 100%</i>								
HID	2%			2020	**	2	\$10,300	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority Code</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Heating								
Energy Source								
Fuel Oil	10%			2032	**	4	\$600	B
Natural Gas	90%			2032	**	3	\$3,800	B
Conversion Equipment								
Furnace	2%			2017	**	3	\$100	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Explanation : ROOF MOUNTED</i>								
Hot Water Boiler	98%			2025	**	3	\$58,400	B
Distribution								
Hot Wtr Piping/Pump	100%			2028	**	3-4	\$31,200	B
Terminal Devices								
Air Handler/Cool/Ht	40%			2017	**	4	\$10,200	B
Convactor/Radiator	60%			2025	**	2	\$76,300	B
Air Conditioning								
Energy Source								
Electricity	10%			2028	**	5	\$200	B
Steam/HW System	90%			2032	**	5	\$14,400	B
Conversion Equipment								
Absorp Mach/Stm/HW	90%			2021	**	2	\$161,600	B
Ext Pkg Unit - Cool	10%			2021	**			B

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**QUEENS BOROUGH PUBLIC LIBRARY CENTRAL LIBRARY**  
**Asset # : 1867**

System Component Type	Current Repair			Future Replacement		Maintenance		Priority Code
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
<b>Air Conditioning</b>								
Distribution								
Chilled Wtr Pipe/Pmp	100%			2032	**	3-4	\$40,400	B
Terminal Devices								
Air Handler/Cool/Ht	100%			2017	**	4	\$22,500	B
Heat Rejection								
Air Condenser Unit	10%			2021	**			B
Evap Condenser	90%	2-4	\$27,100	2017	**			B
<i>Corroded, Extent : Moderate, Area Affected : 20%</i>								
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$161,700	B
Exhaust Fans								
Interior	80%			2017	**	3-10	\$75,000	B
Roof	20%			2017	**	2-10	\$19,500	B
<b>Plumbing</b>								
H/C Water Piping								
Single Type	100%			2025	**	3-5	\$40,100	B
Hot Water Heater								
Single Type	100%	Now	\$12,900	2013	\$43,000	3-5	\$37,300	B
<i>Leak Evident, Extent : Severe, Area Affected : 50%</i> <i>Location : Boiler Room</i>								
Sanitary Piping								
Single Type	100%			2032	**			B
Storm Drain Piping								
Single Type	100%			2032	**			B
Sump Pump(s)								
Single Type	100%			2013	\$9,000	4	\$2,000	B

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