

Project #10563 Addendum # 1 May 9, 2025

To All Respondents:

1. The chart contained in Part II, Section 4.10 of the RFP is hereby deleted in its entirety and replaced with the following:

M/WBE Goals		
Ethnicity	Male	Female
Black American		3.00%
Hispanic American	0.000	3.00%
Native American	0.0055	0.00%
Asian American	0.00%	(0.00%)
Caucasian WBE		0.00%
Undefined	24.00%	
Overall MWBE Participation Goal		30.00%

- 2. Exhibit 5 "West New Brighton Library Physical Conditions Assessment Report" (attached hereto) is hereby included in Appendix B of the draft contract, found in RFP Exhibit 5.
- 3. All requirements of the original RFP shall remain in full force and effect, except as set forth in this Addendum and any other previously issued Addenda.
- 4. All capitalized terms set forth in this Addendum shall have the same meaning as set forth in the RFP being amended hereby.

THIS ADDENDUM MUST BE SIGNED BY THE PROPOSER AND ATTACHED TO THE TECHNICAL PROPOSAL WHEN SUBMITTED.

 NEW YORK CITY ECONOMIC DEVELOPMENT CORPORATION

 By:
 Maryann Catalano

 Title:
 Chief Contracting Officer, Contracts



ACKNOWLEDGED AND AGREED:

Name of Proposer:	
By:	
Title:	
Date:	

PHYSICAL CONDITIONS ASSESSMENT REPORT



West New Brighton Library 976 Castleton Ave, Staten Island, NY 103010



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Engineers, Architects, and Land Surveyors, DPC 40 Wall Street, New Your, NY 10005 Phone 212-747-4997 Fax 212-747-1947 www.ATANEConsulting.com

Physical Conditions Assessment (PCA) West New Brighton New York Public Library

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1. Introduction

The West New Brighton Library, located at 976 Castleton Avenue in Staten Island, New York, is a vital branch of the New York Public Library system that has proudly served the surrounding community for decades. Constructed in 1930, this facility provides essential educational and cultural resources to residents of all ages. The building features a main entrance on Castleton Avenue and an ADA-accessible entrance with a ramp on North Burgher Avenue, ensuring inclusive access for all patrons. The library embodies the architectural character of its era while continuing to play a central role in fostering lifelong learning and community engagement across Staten Island.

The library houses a collection of approximately **50,000 books** and includes a **cellarlevel meeting room**. The main entrance is located on **Castleton Avenue**, with an **ADAaccessible ramp** entrance provided from **North Burgher Avenue**.

1.1 Purpose

The Physical Conditions Assessment Report for the West New Brighton New York Public Library has been prepared in response to a Request for Proposal (RFP) issued by the New York City Economic Development Corporation (NYCEDC). The primary objective of this assessment is to evaluate the existing condition of the building's physical infrastructure, including its structural integrity, safety systems, and overall functionality. This comprehensive evaluation is intended to identify necessary repairs, upgrades, or maintenance tasks required to ensure the facility remains safe, functional, and accessible for public use. Additionally, the assessment aims to provide guidance on enhancing the building's long-term sustainability, including energy efficiency improvements, modernization of facilities, and the remediation of aging infrastructure.

The findings of this report will serve as a foundational reference for strategic **capital planning and investment**, supporting decisions related to future renovation, maintenance, and modernization efforts. It also aims to preserve the building's historic value while ensuring it continues to serve the community efficiently. This assessment marks the **initial phase** of a larger **renovation project**.

Previously, the building underwent a building infrastructure upgrade project in 2018 under DOB Job No. 520062752, which included interior and exterior renovations, a complete roof replacement, chimney and storm drainage repairs, entry door replacement, and interior wall removal to access and replace storm leaders. Importantly, this renovation did not involve changes to the building's use, egress, or occupancy. A subsequent plumbing job was filed to support the roof drainage improvements as part of this project.



1.2 Scope of this report:

The scope of this report includes the following assessments and evaluations:

- **Building Assessment:** Evaluation of the façade, windows, roof, and structural elements.
- **Site Assessment:** Review of site topography, ADA accessibility, and drainage systems.
- **MEP Systems Assessment:** Examination of mechanical, electrical, and plumbing systems.
- **Code Compliance:** Summary of applicable governing codes, accessibility standards, and compliance requirements.
- **Prioritization & Cost Estimates:** A prioritized list of necessary corrections/mitigations along with estimated costs.

1.3 Limitations & Exceptions

This report is not intended to analyze the library's space needs, utilization, operation, design, layout, or flow in relation to the existing facility or in comparison to modern library standards. Such evaluations are more appropriately conducted through an architectural space study or space needs analysis and are beyond the scope of this assessment. Additionally, no portion of this report should be interpreted as a code compliance review, ADA assessment, or life safety compliance evaluation. The purpose of this report is strictly to assess the existing conditions of the facility and to establish a capital expenditure projection for both short- and long-term investments in the library's physical infrastructure.

1.4 Definitions

In establishing a condition assessment of the various systems, this report utilizes a straightforward rating system. Each rating is determined based on factors such as system age, current condition, serviceability, and an expert judgment informed by inspection, research, and experience regarding the expected useful life of each component. The following definitions are used to categorize the condition of assessed systems, providing a clear and consistent framework for evaluating necessary repairs, replacements, or maintenance requirements.

- 1. Excellent: The system or component is in a like-new condition, fully operational, and requires no repairs or maintenance beyond standard upkeep. It exhibits no signs of wear, deterioration, or functional issues, with a long remaining useful life.
- 2. Good: The system or component is in sound condition, functioning as intended, and requires only routine maintenance. There are no significant deficiencies, and no immediate repairs or replacements are necessary. The expected useful life remains substantial.

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- **3.** Fair: The system or component is operational but shows signs of wear, aging, or minor deterioration. While it is still functional, some maintenance or repairs may be required soon to maintain performance and extend its useful life.
- **4. Poor:** The system or component is significantly aged or deteriorated, with visible deficiencies that affect its performance. Repairs or partial replacement are needed soon to prevent further decline or failure. The remaining useful life is limited.
- **5. Very Poor:** The system or component is in critical condition, with severe wear, damage, or failure evident. It is no longer reliable or functional and requires immediate repairs or full replacement to restore proper operation.
- 6. Defective: The system or component has completely failed or is inoperable. It poses a safety risk or prevents the facility from functioning as intended. Immediate corrective action is necessary, including full replacement or major repairs.

The inspection method for the Existing Property Condition Assessment includes:

- 1. **Visual:** The system or component was assessed through a visual inspection to identify any apparent signs of wear, deterioration, damage, or deficiencies. No intrusive testing or disassembly was performed, and the evaluation is based on observable conditions.
- 2. **Measure:** The assessment involved taking physical measurements to verify dimensions, alignment, clearances, or performance characteristics. This may include measuring temperature, voltage, airflow, or structural elements to assess compliance with standards or expected performance.
- 3. **Operational:** The system or component was tested by operating it under normal conditions to evaluate functionality, responsiveness, and performance. This method helps determine whether the system is working as intended or if any issues, malfunctions, or inefficiencies are present.

2. Property Description

The West New Brighton Library, located at 976 Castleton Avenue in Staten Island, NY, is a facility constructed in 1930. Many upgrade and renovation projects have been done on the property since then including an elevator that was added to the building at some point. It serves both levels, offering an alternative means of vertical circulation.

Handicapped ramps were built in 1981. The entry stairs and the handicapped access ramps were upgraded and renovated in 2005. Serving as an essential community resource, the library features a traditional architectural design reflective of its era, with a combination of brick masonry and classic detailing. The building consists of a main floor dedicated to public services, including reading areas, book collections, and computer access, while the lower level accommodates additional library functions and support spaces. Over the decades, the facility has undergone various modifications to adapt to



evolving community needs, yet it retains much of its original character. As a longstanding institution, the library continues to provide educational and cultural enrichment to the West New Brighton neighborhood.

Near the main entrance, there is a staircase that provides access to the cellar level. However, the building lacks an emergency stair or escaping door at ground floor level, which may pose safety and egress concerns.

The site inspection confirms that, aside from the original 1930 construction. The lack of upgrades suggests that the building's infrastructure, systems, and interior spaces may require modernization to meet current standards for safety, accessibility, and functionality.

2.1 Ownership

The West New Brighton Library is situated at the southwest corner of Castleton Avenue and North Burgher Avenue in Staten Island, New York. It is owned by the City of New York; operated and maintained by the New York Public Library, which oversees numerous branches across Manhattan, the Bronx, and Staten Island.

As a public institution, the NYPL is primarily funded by the City of New York and provides accessible library services and resources to local communities. The West New Brighton Library serves the residents of Staten Island and, like other NYPL branches, operates under the policies and management of the New York Public Library.

2.2 Area

Lot Area	25,256 Square Feet
Existing Building First Floor Area	3,804 Square Feet
Existing Building Cellar Area	3,804 Square Feet (excluded in Zoning Calculations)
Existing Building Gross Area	7,608 Square Feet



2.3 ZONING ANALYSIS / ZONING CALCULATIONS



Zoning Calculations/ Zoning Analysis Location: 976 Castleton Avenue Staten Island, NY 10310 Library Occupancy Use Group: Community Facilities Block # 178 Lot #115 Zone: R3-2/ R3A Zoning Resolution Chapter 4 - Bulk Regulations for Community Facilities in Residence Districts Zoning Resolution Section 24-11: Maximum Floor Area Ratio and Percentage of Lot Coverage

As per ZR-12-10, for zoning calculation purposes, a space that is more than % 50 below grade level will not be considered as part of the existing building area.

Maximum Floor Area and Maximum Lot Coverage in R3-2 Districts for a Corner Lot:

ZONING CALCULATIONS

Total Lot Area	25,256 Square Feet	
Floor Area Ratio (F.A.R.)	1	
Maximum Allowable Floor Area	25,256 Square Feet	
Maximum Lot Coverage	0.60	
Floor Area of Existing Building (1st Floor Only)	3,804 Square Feet	
Allowable Square Feet for a One Level Addition if abiding by the easement line	4,035 Square Feet	
Potential Additional Area =	21,452 Square Feet	
(Max. Allowable Floor Area – Area of Existing		
Building)		
	25 Feet as per Zoning	
Height Limitations in R 3-2 Districts	Resolution Section 24-521	





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Final map of Britton Street as taken from the Staten Island Topographical Bureau of the Staten Island Borough President Office. There is an easement for Britton Street extension running east-west through the rear of the library property, see easement maps on Page 10.







Britton Street Extension Easement Maps





As per the final map of Britton Street, on page 9, there is an easement for the extension of Britton Street. Removal or alteration of the line from the City Map is subject to Uniform Land Use Review Procedure (ULURP).

According to the Topographical Bureau Office of the Staten Island Borough President, there are no plans for the city to open this part of Britton Street. However, the map line is still there. To remove the easement line, NYPL can apply for a zoning variance permit to build an addition on the planned street bed.

As per the New York Consolidated Laws, General City Law, Section 35: "where a proposed street widening or extension has been shown on such official map or plan for ten years or more and the city has not acquired title thereto, the city may, after a hearing on notice as hereinabove provided, grant a permit for a building and/or structure in such street or highway and shall impose such reasonable requirements as are necessary to protect to public interest as a condition of granting such permit, which requirements shall inure to the benefit of the city".

If a NYPL zoning variance application is accepted, NYPL can build on the lot with the front, side, and rear yards limitations. The plan, on page 12, indicates 15 feet front yard, to 8 feet side yards, and an 8 feet rear yard.





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Zoning Calculations if a Zoning Variance Application is Accepted. Block No.178 Lot No. 115

Maximum Allowable Lot Coverage of a corner Lot	0.60
Maximum Lot Coverage	15,154 Square Feet
(Maximum Allowable Floor Area x Maximum Allowable Lot	
Coverage)	
In case an accepted Zoning variance application "Additional	11,350 Square Feet
Lot Coverage = (Maximum Allowable Lot Coverage -	
Existing Building Lot Coverage)	
For additional structure in the backyard, the estimated	8,409 Square Feet
additional coverage area	
Potential Additional Floors	2 Floors
Height Limitations in R3-2 district as per ZR 24-521	25 Feet

Zoning Resolution Section 24-34:

Minimum Required Front Yards

Minimum Front Yard: 15' Existing Front Yard: 111'

ZR Section 24-35:

Minimum Required Side Yards

MINIMUM REQUIRED, two at 8' each.

Existing side yards vary from 12'-6" to 4'-11".

ZR Section 24-361 (b)

Minimum Required Rear Yard Beyond one hundred feet of a street line

(b) In R1 through R5 Districts, for a corner lot, a *rear yard* with a minimum depth of eight feet shall be provided where such *a rear lot line* coincides with a *side lot line* of an adjoining *zoning lot.*

Zoning Resolution Section 24-07:

Street Tree Planting

In R3 districts, *developments*, or *enlargements* that increase the *floor area* on a *zoning lot* by 20 percent or more, shall provide and maintain a planting strip in accordance with Section <u>26-42</u>.

ZR Section 26-42: Planting Strips

In accordance with applicability requirements of the underlying district regulations, the building shall provide and maintain a planting strip. Street trees required pursuant to Section 26-41 shall be planted within such planting strip.

ZR Section 26-41: Street Tree Planting



In accordance with applicability requirements of underlying district regulations, one *street* tree, pre-existing or newly planted, shall be provided for every 25 feet of *street* frontage of the *zoning lot*.

Front Façade Line is 128'-9"/25' = Total Required Trees = 5 Trees

Zoning Resolution Section 25-10:

PERMITTED ACCESSORY OFF-STREET PARKING SPACES

Section <u>25-18</u> (Maximum Spaces for Permitted Community Facility or Commercial Uses). In all districts on a *zoning lot* used for permitted *community facility* or *commercial uses*, not more than **one off-street parking space shall be provided for every 400 square feet of** *lot area*.

25, 256 Square Feet (lot area) /400 SQ.FT. of lot area = 63.14

= 63 Required Parking Spaces



3. Site and Ground

3.1 Overall topography

The lot's overall topography is uneven. The building entrance on Castleton Avenue is elevated above street level, while the entrance on North Burgher Avenue is levelled with the street.

3.2 Landscaping (Trees)

Grass-covered areas surround the building, with shrubs lining the front elevation along the retaining walls. Large trees are primarily located at the rear of the building. Additionally, picnic furniture is set up in the backyard, providing an outdoor seating area. The site visit took place in February, when most of the trees were bare. The trees in the backyard appeared healthy and structurally sound.

3.3 Sidewalk and Pathway

The concrete sidewalks along Castleton Avenue and North Burgher Avenue provide access to pedestrians around the library. There are some cracks, uneven surfaces, and significant signs of wear that may pose a certain hazard. These well-maintained pathways ensure smooth access to the building entrances and surrounding areas.

3.4 Fencing & Gates

A chain-link fence is installed along the property boundary on North Burgher Avenue. The fence appears to be structurally stable and is generally in good condition, providing a secure perimeter along that side of the site. However, there are some areas of damaged fencing. (See Photographs 46, 47, 48 (Pg. 47) and 56 (Pg. 51)

3.5 Retaining Wall

The retaining walls surrounding the library are generally in good condition, playing a crucial role in maintaining site stability and structural integrity. However, there is a specific area of concern at the front of the building where a noticeable crack has developed in the retaining wall. This crack has resulted in a relative movement of approximately one inch between the two adjoining sections of the wall. (See Detailed Photographs 57 & 58 (Pg. 52)

This movement suggests a potential structural issue that may have arisen due to foundation settling, shifts in the surrounding soil, or the impact of water drainage. While most of the retaining walls remain stable and functional, the displacement in this particular section requires further inspection and monitoring to assess its severity. If left unaddressed, the crack could widen over time, compromising the wall's ability to retain soil and prevent erosion or shifting.

To mitigate further deterioration, a detailed evaluation of the crack, surrounding conditions (such as moisture levels and drainage patterns), and the overall structural design of the wall is recommended. This assessment will help determine if corrective measures such as foundation stabilization, reinforcement, or partial reconstruction are necessary.



Addressing this issue promptly will help maintain the retaining wall's effectiveness in providing essential support to the site while preserving both the safety and aesthetic integrity of the library's landscape.

3.6 Parking Conditions

The library does not have an on-site parking lot. However, street parking is available along North Burgher Avenue, providing access for visitors. While this arrangement accommodates patrons, the availability of parking may vary depending on the time of day and local traffic conditions. If the area of any addition to the library is less than 10,000 square feet, no on-site parking is required.

3.7 Drainage (Plumbing)

The drainage system was evaluated based on its physical condition and effectiveness.

Library staff reported **ponding of water during heavy rain** between the **north exterior wall and the building's ramp** (See attached plan on Pg. No. 24 & 25). This water accumulation is causing water infiltration leakage through the **foundation wall into the cellar**, which may pose risks of moisture damage and structural deterioration. (See Photograph 29 (Pg. 39) for the condition of the foundation wall on the exterior façade.)

Aside from this issue, no other major drainage problems, areas of ponding, or significant concerns related to site topography were observed during the **walk-through inspection** or reported by library staff. Addressing the reported water infiltration issue will be essential to prevent further damage and maintain the integrity of the building's foundation.

4. Exterior Building Elements

4.1 Building Structure and Observed Defects

The **building structure** consists of **concrete foundation walls** that support **masonry load-bearing walls** above. The **beams** are also constructed from concrete, providing stability and strength to the structure. The **roof deck** is made of timber and covered with a **layer of asphalt shingles**, which serves as a protective barrier against weather conditions.

Another critical defect identified was the damage to the railings on certain sections of the handicap ramp. Some connections were missing or detached, posing a potential safety hazard. Additionally, the railing posts' embedding showed signs of corrosion, leading to cracking in the surrounding concrete. This deterioration could compromise the railing's stability and safety for users.

To address these issues, further **structural assessment**, **moisture mitigation**, **and repairs** are recommended to enhance the building's safety, longevity, and accessibility.



4.2 Roofing System

The NYC DOB records indicate that the roof, the roof drains and its leader were previously repaired under **DOB Job No. 520062752**. The job was signed off on 04/12/2018.

The **plans for roof repair**, which were filed in 2011 by others, outline a **multi-layered roofing system**, designed to provide durability, weather resistance, and insulation. The proposed roofing system consists of the following components:

- **Structural Elements:** Wood deck planks, stainless steel coping covers, cast stone coping, and cornice.
- Roof Assemblies:
 - Roof Assembly #1: Asphalt shingles and a vapor barrier installed on a steep-slope roof substructure.
 - Roof Assembly #2: A cold fluid-applied polyester-reinforced roof membrane applied to a low-slope roof substructure.
 - Roof Assembly #3: Pressure-treated wood deck planks with a cold fluidapplied polyester-reinforced roof membrane, also applied to a lowslope roof substructure.

Additionally, **continuous batt insulation** is specified to be installed **between the roof and ceiling rafters**, ensuring a minimum **R-value of 30**, as per project specifications mentioned in the repair plans. This insulation is crucial for **thermal efficiency, energy conservation, and moisture control** within the building. Since the job signed off in 2018, it is assumed that the exiting roof system conforms to the repair plans.

A thorough **on-site inspection of the roof** is recommended to verify the effectiveness of the existing system, assess any potential deterioration, and confirm the adequacy of past repairs.

4.3 Exterior Walls

Overall, the **exterior walls** of the building are in **good condition**, providing stability and protection against the elements. However, during the site inspection, a few areas of concern were noted that require attention.

One significant issue is **leakage signs** observed on one of the **foundation walls**. This leakage could be the result of water infiltration through cracks or gaps in the foundation, potentially leading to further moisture-related damage if left unaddressed. The **foundation wall's condition** should be further assessed to determine the source of water penetration and to implement necessary repairs to prevent future leakage and deterioration. (See Photograph 29 (Pg. 39) for the condition of the foundation wall.)

Additionally, the **side wall beneath the entrance stairs** has developed **deteriorated mortar joints** and **loose bricks**, which may indicate the need for immediate maintenance to preserve the integrity of the wall. The damage to the mortar joints can allow water to seep into the structure, accelerating further deterioration and potentially compromising the wall's stability. (See Photograph 37 (Pg. 43) for the condition of the side wall.)



Addressing these issues promptly will help maintain the structural integrity of the exterior walls, ensuring they continue to serve their function of protecting the building from external elements and preserving the aesthetic appearance of the library. Regular maintenance of mortar joints and bricks, as well as addressing leakage sources, will be essential to prevent further damage and extend the lifespan of the building's exterior.

4.4 Windows and Doors

The **windows**, **main entry door**, and **vestibule door** are generally in **good condition**, providing proper functionality and security for the building. The **entry doors** were previously replaced under **DOB Job No. 520062752** (job signed off on 04/12/2018), indicating that updates and repairs were made to enhance their performance and appearance. These doors are in good working order, ensuring that the library remains accessible to visitors.

However, the **door to the stairs leading to the cellar** requires **repainting**. While the door is structurally sound, the wear and tear from exposure to the elements has caused a deterioration in the finish, which can be addressed with a fresh coat of paint to maintain its appearance and protect it from further damage.

The **cellar exit doors** that lead to **exterior stairways #1 and #2** are in **poor condition** and do not meet modern safety standards. These doors are **not self-closing**, which is a crucial safety feature for fire-rated exits, and they show signs of deterioration that could compromise the security and safety of the building. As such, the **cellar exit doors** should be **replaced** to ensure they function properly and meet current building codes.

For reference, please see **Photographs 8 (Pg. 54) 18,19 (Pg. 33, 34), and 25 (Pg.47)** for images of the **cellar exit doors** and their condition. Replacing these doors and repainting the cellar entry door will help maintain the building's security, safety, and aesthetic appeal. Regular maintenance and timely replacement of key entry and exit points are crucial to ensuring the continued functionality of the building's access points.

4.5 Foundation and Structure

The **foundation structure** of the building could not be directly verified during the inspection. However, it is assumed to consist of a **concrete slab-on-grade** with **continuous concrete shallow footings**, supporting the **load-bearing masonry walls**. This type of foundation is common in buildings of this age and provides essential stability by distributing the building's weight evenly across the ground. Further investigation may be needed to confirm the exact condition and construction details of the foundation.

4.6 Chimney

The **chimney** was repaired under **DOB Job No. 520062752**, signed off on 04/12/2018, to address any existing issues. These repairs were likely aimed at maintaining structural integrity and functionality. No immediate concerns were noted, but it may be beneficial to monitor the chimney's condition periodically to ensure it continues to perform effectively.



4.7 Exterior Stairways 1 and 2 at the South Side of the Building

The exterior stairways #1 and #2 (See plans on Pg. No.25) at the south side of the building show signs of damage. The top of the retaining wall has developed cracks and spalling, which may compromise its structural stability. Additionally, the base of the railing posts is corroded and loose in certain areas, presenting a safety hazard. These issues should be addressed promptly to prevent further deterioration. For reference, see Photographs 49, 50 (Pg. 48) and 51, 52 (Pg. 49) for a visual of the current condition.

5. Interior Building Elements

The library building is designed with modern amenities to provide a comfortable and accessible environment for all visitors. It is air-conditioned and fully accessible to individuals using wheelchairs, ensuring inclusivity throughout the facility. The building also features a spacious backyard, offering a relaxing outdoor space for patrons to enjoy. Inside, the library boasts an extensive collection of 45,000 books, along with periodicals, CDs, cassettes, and videos, catering to a wide range of audiences, including adults, young adults, and children. These materials are available for both borrowing and use within the library. The facility includes a lower-level auditorium, with a seating capacity of 75, which serves as an important venue for library programs and community-sponsored events. However, one limitation is the presence of only one restroom for library patrons, located on the cellar level, with no restroom facilities available on the main level. This lack of restroom access on the main level may present a challenge for some visitors, particularly those with mobility issues or families with young children.

5.1 Floors and Floor Coverings

The **floors** throughout the building are generally in **good condition**, providing a stable and safe surface for daily activities. However, some areas, particularly in the **cellar** and on the **first floor**, show signs of wear, with **missing** or **slightly damaged floor tiles**. These issues are localized but should be addressed to maintain the overall aesthetic and safety of space. For reference, see **Photographs 23 (Pg. 36) and 27 (Pg. 38)** for a detailed view of the affected areas.

5.2 Walls and Wall Coverings

The **walls** in the **cellar** show signs of **leakage** water infiltration and **mold** in some areas, likely due to moisture retention through the **foundation walls**. In the **mechanical room**, one wall exhibits a **vertical crack**, which may indicate structural movement. Additionally, several areas throughout the building have **flaking** or **peeling paint**, which affects the overall aesthetic. In the **gas room**, the **concrete** on one wall is **damaged** and **loose**, particularly around a section where a gas pipe runs, which could pose potential safety concerns. For a clearer view of these issues, see **Photographs 7**, **8** (**Pg. 29**) **15**, **16** (**Pg. 32**) **17** (**Pg.33**) **20** (**Pg. 34**) **21** (**Pg. 35**) **23A** (**Pg. 36**) and **55** (**Pg. 51**).

5.3 Ceilings

The **ceilings** slab in the cellar appears to be constructed of concrete, as indicated by the exposed slab in the mechanical room and the visible concrete beams in the main hall.



However, the finished construction in the lobby and staff rooms prevent direct observation of the slab in those areas. Based on the available evidence, it is likely that the concrete ceiling slab extends throughout the entire cellar level.

The ceilings throughout the building were found to be in **good condition**, with no visible signs of damage, leaks, or structural issues. They appear stable and well-maintained, contributing to the overall integrity of the interior spaces. See **Photographs 9,10 (Pg. 30) 11, 12, 13, 14 (Pg. 31).**

5.4 Interior Finishes (Paint, Trim, etc.)

In the **cellar**, some areas show **flaking paint**, which may be due to moisture exposure. Additionally, **gaps** were observed between the **sideboards and walls**, indicating possible settling or minor structural shifts. These issues, though not severe, should be addressed to maintain the interior's appearance and integrity. For reference, see **Photographs 15**, **16 (Pg. 32), and 23A (Pg. 36)**.

5.5 Stairs

The **interior stairs** of the building were found to be in **good condition**, with no visible signs of damage, uneven surfaces, or safety concerns. They provide stable and secure access between floors, ensuring safe movement for library patrons and staff.

5.6 Fire Protection Systems

The building lacks an automatic fire suppression system, as no sprinklers have been installed. If a new renovation is done, a new automatic fire suppression system would have to be installed. Fire protection is limited to a single fire extinguisher, located near the entrance to the reception area. Additionally, there is no emergency exit or secondary access from the main level, aside from the main entrance, which could pose an evacuation concern in case of an emergency. However, smoke detectors have been installed in the reading halls on the main floor, providing some level of fire detection and safety.

6. Structural Components

The building's structural system consists of concrete foundation walls supporting masonry load-bearing walls, with concrete beams providing additional stability. The roof deck is constructed of timber, covered with a layer of asphalt shingles. No critical structural defects were observed that would compromise the safety or integrity of the building. However, due to the finished construction, many structural elements were not directly visible for a thorough inspection.

6.1 Beams and Columns

The library is a load-bearing structure, meaning it does not rely on columns for support. Instead, the masonry load-bearing walls provide the primary structural stability. The



concrete beams within the structure were observed to be in safe condition, with no visible defects that would compromise the integrity or safety of the building.

6.2 Floors and Ceilings

Both the floor and ceiling slabs were found to be in good condition, with no noticeable structural defects, cracks, or signs of deterioration that would require immediate attention.

6.3 Stairs, Ramp, and Handrails

The interior stairs of the building are in good condition with no significant defects. However, the front entrance stairs exhibited several issues. The concrete edges of the steps have deteriorated, and the metal nosing on some steps is loose. Additionally, the base of the railing posts is corroded and loose, the grout between stair panels is missing, and some panels are loose. These defects may pose a safety risk and require repair. **See Photographs 30 (Pg. 39) 31, 32 (Pg. 39) 33, 34 (Pg. 41) and 35, 36 (Pg. 42) for reference.**

The retaining wall along the ramp has deteriorated mortar joints, and the concrete slab has visible cracks. The base of the railing at the entrance ramp is severely corroded, and the surrounding concrete is cracked. Additional cracks were also noted on the ramp surface in other areas. See Photographs 38 (Pg. 43) 39, 40 (Pg. 44) and 41, 42 (Pg. 45).

The handrails on the stairs and ramp comply with the NYC Building Code 2022 (Section BC 1014.2) in terms of height requirements. However, some sections of the handicap ramp railing are damaged, with missing connections and detached components, which is a critical safety defect. The railing post embedment has corroded, causing cracks in the surrounding concrete. See Photographs 39 (Pg. 45) 41, 42 (Pg. 45) and 43, 44, 45 (Pg. 46) for further details.

6.4 Structural Integrity

No major structural defects were identified that would compromise the integrity or safety of the building. The structural elements appear to be stable, with no signs of severe deterioration, settlement, or failure that would pose a risk to the facility.

Repair Recommendations

While no critical structural defects were identified in the façade or load-bearing elements of the building, several maintenance and repair concerns were noted during the inspection. Of particular concern is the water infiltration through the exterior wall to the foundation walls into the supply room in the cellar, (see Photographs # 28 Page 38 & Photograph # 29 Page 39). If this situation is not addressed, it could lead to further deterioration. To maintain the structural integrity and functionality of the building, we recommend the following remedial actions:



Waterproofing & Drainage Improvements

- Apply waterproofing between the ramp and the exterior walls of the building.
- Improve drainage systems to prevent water ponding, particularly in the area reported by library staff. This will help mitigate foundation wall leakage.

Exterior Stairways, Ramp, and Railings

- Replace all damaged handrails and rail posts on the exterior ramp and front entrance stairs with code-compliant railings.
- Install **non-corrosive**, **non-metallic** (PVC) sleeves around **rail post embedment's** to allow for expansion and reduce future corrosion.
- Repaint corroded railings on the front entrance stairs to prevent further rusting.
- Grout loose stone panels on the front entrance stairs to enhance stability.
- Seal the crack in the cheek wall to prevent further damage.
- **Repoint deteriorated mortar joints** and **seal cracks** on the **concrete band** along the ramp and the **side wall under the front entrance stairs**.
- Seal cracks in the concrete ramp to improve surface integrity.
- **Replace the damaged** expanded metal security steel **mesh on the windows** to maintain safety and security.

Interior Repairs & Safety Enhancements

- Replace baseboards in the cellar along the front exterior walls.
- **Replace broken and missing floor tiles** to ensure an even and safe walking surface.
- Conduct **mold remediation** in the **cellar walls**, ensuring proper **leakage prevention through waterproofing**. Consultation with **qualified professionals** is recommended for mold treatment.
- Repair the damaged wall around the pipe in the cellar gas room.
- Replace the cellar exit doors to Exit Stairways #1 and #2 with properly functioning doors.
- **Repaint walls with peeling paint** to maintain aesthetics and durability.

Electrical & Miscellaneous Repairs

• Secure exposed wiring above the exit to Stairway #1 to ensure electrical safety.

These repairs and maintenance efforts will enhance the **building's longevity**, **structural stability**, and **safety** while preserving the **functionality** of the library for community use.



Photographs Visual Inspection Key Plan



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Photographs Visual Inspection Key Plan



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Photographs Visual Inspection Key Plan









Location:

Exterior Main Entrance Columns

Observations:

The decorative entrance canopy columns at the main entrance show visible weather damage due to a lack of proper maintenance, affecting their finishing and overall appearance. This damage is evident in the attached Photographs 1, 2 and 3.



Photograph # 1

Location:

Exterior Main Entrance Columns

Observations:

The entrance canopy columns at the main entrance show visible weather damage due to a lack of proper maintenance, affecting their finishing and overall appearance.





Photograph # 2 & 3









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Location: Cellar Floor, (Staff Room) Observations: Missing floor tiles and baseboard. This can be seen in the Photograph # 23. Peeling and flaking of the paint above the window. It indicates active and past leakage through lintel. This can be seen in the Photograph # 23A	<image/>
	Photograph # 23A
Location: Cellar Floor, (Men Toilet) Observations: Marks of rust on the pipes, which is possible due to the leakage.	<image/> <caption></caption>











 ${}^{\text{Page}}38$









Location:

Front Entrance Stair

Observations:

The entrance stair treads non slip corners are damaged and misaligned, posing a potential tripping hazard. This issue can be seen in the attached.



Photograph # 31

Location:

Stairs to Front Entrance

Observations:

The entrance stairs that tread nonslip corners are damaged and misaligned, posing a potential tripping hazard. This issue can be seen in the attached.







Photograph # 32





Page**4** .













Page**4**4















Location: Exterior (Exterior Stairway-2) Observations: The top of the retaining wall is cracked with spalling. Please see Photograph 50 & 51, which show the railing base.	With the second secon
Location: Site Plan Exterior Stairway # 2 Observations: Close-up of railing shown in Photo 49. The base of the railing is corroded.	<image/> <image/>







Location: Exterior Stairway # 2 (Exit Door from Meeting Room) Observations: The door is not self-closing. The door sweep is bent and deformed. The corner edge of the door is damaged. Corrosion is visible on the hinge. Corrosion is visible on the hinge.	<image/> Photograph # 53
Location: Exterior Stairway # 1 Observations: The light fixture's wiring is broken and exposed above the exit door.	<image/> <image/>



Location:

Exterior Chimney Wall

Observations:

There is a cracked stone panel on the west side of the rear elevation.



Photograph # 55

Location:

Exterior

Observations:

During the site visit, it was observed that on the Castleton Avenue side, the staff parking gate foundation upstand is damaged and needs repairs, as seen in Photograph 56.



Photograph # 56





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The evaluation of the existing mechanical, electrical, and plumbing (MEP) systems aims to identify deficiencies and recommend corrective measures to enhance the efficiency, safety, and reliability of the building's infrastructure. This report outlines the current conditions of these systems and provides recommendations for necessary improvements. The findings and proposed upgrades will serve as a basis for future short- and long-term renovations, retrofits, and improvement projects to be undertaken by EDC/NYPL. Each recommendation includes an assessment of its purpose, background information, estimated cost, and urgency of execution.

The West New Brighton Library is a two-story structure, including a cellar and first floor, functioning primarily as a public library while occasionally hosting community events. As part of this assessment, a visual survey of the building's mechanical, electrical, and plumbing systems was conducted, along with a review of its utility services, including electricity, gas, and water supply. The findings from this evaluation will help determine necessary repairs, upgrades, and potential system overhauls to ensure compliance with modern building standards and improve the overall functionality and safety of the facility.

MECHANICAL 7.1 Heating, Ventilation, Air Conditioning Units

The **heating system** in the building consists of a **hot water boiler** located in the **cellar**, which supplies **hot water radiators** throughout the facility. This **boiler-based system** serves as the **primary heating source**, ensuring adequate warmth during colder months. The system appears to be in **functional condition**, but further evaluation may be necessary to determine its **efficiency and lifespan**.

For cooling, the building relies on a Split AC system, supplemented by window AC units in various rooms. The split system's condensing units are installed in the rear yard, providing centralized cooling to certain areas of the library. While operational, the system's effectiveness and energy efficiency should be reviewed to assess potential upgrades or replacements that could improve comfort and reduce energy consumption.

During the inspection, **fan coil units** were observed in the **cellar**, but they were found to be **abandoned** and are no longer in use. The reason for their **decommissioning** is unclear, but their presence suggests that the system has undergone modifications or partial replacements over time. If restoration or replacement is considered, an evaluation of their **viability** should be conducted.

Additionally, an **air handling unit (AHU)** is located in the **cellar mechanical room**, providing **supplemental heating and ventilation** to the **first-floor area**. This unit plays a critical role in maintaining **air circulation and temperature regulation** within the library. The **condition and performance** of the AHU should be monitored to ensure **continued functionality and efficiency** in maintaining indoor air quality.



The following is an inventory of the heating, ventilation, and air conditioning (HVAC) equipment currently installed at the **West New Brighton Library**, including manufacturer names and installation dates where available.

Split AC Units

- Manufacturer: Mitsubishi
- Outdoor Heat Pump Models: PUZ-A36NKA7, PUZ-HA25NHA
- Manufacture Year: 2020

Window AC Units

- Manufacturer: Frigidaire
 - 5000 BTU (First Floor Office)
 - Model: FFRE0533S1
 - Manufacturing Year: 2017
 - 15000 BTU (Cellar)
 - Model: FFRE1533S1
 - Manufacture Year: 2018

Boilers

- Manufacturer: Well, McLein
- Model: P LGB Series

Cellar Air Handling Unit (AHU)

• Manufacturer/Model: N/A

Observations & Recommendations

- The **Mitsubishi split AC units** are relatively new (manufactured in 2020) and appear to be in good working condition.
- The **Frigidaire window units** are aging, with the **2017 and 2018 models** approaching the later stages of their typical lifespan. Regular maintenance and potential replacements should be considered.
- The **boiler system and cellar AHU lack specific model information**, making it difficult to assess their exact age and condition. Further inspection and documentation are recommended to determine their operational efficiency and replacement needs.

Overall, while most HVAC systems remain operational, proactive maintenance and planning for future replacements should be considered to ensure continued efficiency and reliability.



7.2 Ventilation for Toilets

The ventilation assessment of the library's restroom facilities indicates that perimeter windows are present in all bathrooms, providing natural ventilation. However, no separate mechanical exhaust systems were observed on-site.

Observations & Recommendations:

- While operable windows can assist with airflow, they do not provide consistent ventilation, especially during extreme weather conditions when windows may remain closed.
- The absence of a dedicated exhaust system may lead to issues with humidity, odor control, and air quality.
- It is recommended to install a **mechanical exhaust system** to ensure proper air circulation and meet modern ventilation standards, improving comfort and hygiene for building occupants.

A detailed evaluation should be conducted to determine the feasibility of retrofitting mechanical exhaust fans into the existing infrastructure.

7.3 Heating Elements

The building is equipped with a **hot water radiation heating system**, with radiators installed along the perimeter beneath the windows. The system is supplied by boilers located in the mechanical room, which generate hot water for distribution to the radiators.

Observations & Recommendations:

- The **hot water radiation system** is an effective method of heating, but its efficiency depends on the condition and performance of the boilers and distribution system.
- The **boilers' age and operational efficiency** should be assessed to determine if upgrades or maintenance are required to optimize performance and energy efficiency.
- Regular **inspections and flushing of the system** are recommended to prevent clogging, corrosion, or leaks in the piping and radiators.

Overall, the heating system remains functional, but proactive maintenance and potential upgrades should be considered to enhance performance and longevity.

7.4 Controls

The building does not have a Building Management System (BMS) to centrally control HVAC operations. Instead, temperature regulation is managed through individual thermostats and manual controls.

Observations & Recommendations:



- Air Conditioning Units: Each AC unit on the first floor is controlled by separate thermostats, requiring individual adjustments rather than centralized management.
- Radiators: Each radiator is equipped with its own control system, allowing users to adjust fan speed (Low, Medium, High) and temperature via a built-in thermostat.
- Lack of BMS: The absence of a Building Management System means there is no automated or remote monitoring of heating and cooling efficiency, which could lead to inconsistent temperature regulation and higher energy consumption.

Recommendations:

- Consider installing a BMS or smart thermostat system to integrate HVAC controls, allowing for better energy efficiency and centralized management.
- Evaluate upgrading thermostats to programmable or smart models to improve climate control and reduce energy waste.

Implementing a more advanced control system would enhance overall comfort, efficiency, and operational management of the building's heating and cooling systems.

7.5 Hot Water and Chilled Water Pumps

During the assessment of the West New Brighton Library, hot water and chilled water pumps were observed to be non-operational and appear to have been abandoned.

Observations:

- **Non-Operational Equipment:** The hot water and chilled water pumps are currently inactive and seem to have been out of service for an extended period.
- **System Impact:** The abandonment of these pumps suggests that the building's heating and cooling systems may have been reconfigured to operate without them, potentially relying on Split AC units for cooling along with additional windows AC units in the cellar and first floor office room.

Recommendations:

- 1. **Detailed Evaluation:** Conduct a comprehensive inspection to determine the reasons behind the abandonment of these pumps and assess their current condition.
- 2. **System Assessment:** Evaluate the existing HVAC system to understand how heating and cooling are being managed in the absence of these pumps and identify any deficiencies or areas for improvement.
- 3. **Consideration of Reactivation or Replacement:** Based on the evaluation, decide whether to refurbish and reactivate the existing pumps or replace them with modern, energy-efficient alternatives to enhance system performance.



4. **Documentation Update:** Ensure that all changes, assessments, and decisions are well-documented for future reference and maintenance planning.

Addressing the status of these pumps is crucial for optimizing the library's HVAC system efficiency and ensuring a comfortable environment for occupants.

ELECTRICAL 7.6 Electrical Service (Voltage, Phase)

Observation:

During the site visit, the electrical service was observed to be **120/208V**, **3-phase**, supplied by **Con Edison**.

Notes:

- Electrical Panel: The system is manufactured by Federal Pacific Electric Company.
- **Condition & Capacity:** Further assessment is needed to determine the exact capacity and overall condition of the electrical infrastructure.

Recommendations:

- 1. **Panel Safety Assessment:** Federal Pacific Electric panels are known to have reliability and safety concerns. A licensed electrician should evaluate the panel to determine if replacement is necessary.
- 2. **System Upgrade Consideration:** If the existing electrical infrastructure is outdated or insufficient for current and future demands, an upgrade may be required.
- 3. Code Compliance: Ensure the electrical system meets current National Electrical Code (NEC) standards and local regulations to maintain safety and efficiency.

A detailed electrical assessment is recommended to confirm the system's reliability and identify any potential risks.

7.7 Electrical Distribution

Observation:

During the site visit, engineers observed the electrical distribution system to be **120/208V**, **3-phase**.

Notes:

 Main Electrical Service & Distribution Equipment: The main service and distribution equipment are located inside the building within a NEMA I type enclosure.



• Main Service:

The main service is a **switch and fuse type** system with **600 Amp-rated fuses** and service switches.

• Main Switchboard:

The main switchboard consists of multiple sections, each containing a service switch and branch distribution.

• Power Distribution:

Power is distributed to various electrical panels located throughout the building.

• Condition:

Most of the electrical equipment is in **fair but aged condition**, indicating that while the system is still operational, it may require upgrades or maintenance in the near future.

Manufacturer Name/Date Installed:

• Manufactured by Federal Electric Pacific Company.

Recommendations:

1. Condition Assessment:

While the equipment is still functional, it is advisable to have a licensed electrician assess the condition of the panels, switches, and fuses to determine if any components need to be replaced or upgraded.

2. System Upgrade:

Due to the age of the system, consider planning for future upgrades to modern, energy-efficient equipment to ensure continued safety and reliability.

3. Maintenance:

Regular inspection and maintenance of the switchboard, fuses, and distribution panels should be performed to prevent potential issues related to aging infrastructure.

4. Code Compliance:

Ensure that the electrical distribution system complies with current **National Electrical Code (NEC)** standards and local regulations.

By addressing these recommendations, the library can improve the reliability and safety of its electrical distribution system.

7.8 Emergency Lighting and Exit Signs (None Centralized)

During the site visit, it was observed that **fluorescent-type emergency lighting** is installed throughout the office areas of the library, with each fixture appearing to be equipped with a **battery pack** to ensure operation during power outages. **Exit signs** are located at all exit points throughout the building and are also provided with **integral battery backup packs** to ensure they remain illuminated in the event of a power failure.



All emergency lighting fixtures and exit signs were found to be in **fair condition**. However, to ensure safety, it is recommended that all fixtures and battery packs be regularly **inspected** to verify their **functionality** and assess the **capacity** of the batteries. This will help maintain the reliability of the system and ensure compliance with safety standards.

7.9 General Lighting

During the site visit, engineers observed that the general lighting throughout the building primarily consists of **fluorescent and LED fixtures**. Additionally, some of the existing **decorative lighting** in the office areas features **track-type lighting**, providing both functional and aesthetic illumination. The combination of these lighting types contributes to the overall lighting design, offering energy-efficient solutions while maintaining a visually appealing atmosphere. Further evaluation may be necessary to ensure the lighting system meets the needs of the space and complies with energy efficiency standards.

PLUMBING 7.10 Gas Service

During the site visit, engineers observed that the building is supplied with a **2-inch diameter gas service** provided by **National Grid**. A **gas meter** is connected to the main gas service, measuring the gas consumption for the building. The gas is then distributed throughout the interior of the building to fuel the **boiler** and **hot water heater**, which are essential for the building's heating and hot water needs. The system appears to be functioning as intended, but periodic maintenance and inspections are recommended to ensure continued safe operation and efficiency.

7.11 Water Service

During the site visit, engineers observed that the building is supplied with a 1 ¹/₂-inch incoming domestic water service, equipped with a water meter to monitor water usage. The domestic water is then distributed throughout the interior of the building, servicing various fixtures such as the restrooms, boilers, and hot water heaters. This water distribution system supports the building's daily operations, and regular inspections are recommended to ensure the system remains in good working condition and to address any potential issues with water pressure or leaks.

7.12 RPZ (Backflow Preventer)

During the site visit, no **RPZ (Reduced Pressure Zone)** backflow preventer was observed within the building's water service system. A backflow preventer is a critical component to ensure that contaminated water does not flow back into the potable water supply. Its absence may pose a potential risk to the building's water quality and public health. It is recommended that a backflow prevention device be installed and regularly maintained to comply with safety standards and local plumbing codes.



7.13 Sewer (Sanitary)

During the site visit, the **sewer (sanitary) system** was found to be **not accessible** for a detailed inspection. However, **house traps** were observed in a pit, which are typically used to prevent sewer gases from entering the building. Due to the lack of access, a more thorough evaluation of the system's condition and functionality was not possible. It is recommended that the sanitary sewer system be inspected by a professional to ensure there are no blockages, leaks, or other issues that could affect the building's plumbing infrastructure.

7.14 House Trap

During the site visit, the house trap was observed to be located in a pit. House traps are designed to prevent the backflow of sewage and gases into the building, acting as a safeguard for the plumbing system. However, the pit's accessibility and condition were not fully assessed. It is recommended that the house trap be inspected regularly to ensure it is functioning properly and that there are no blockages or deterioration that could affect the building's sanitary system. Proper maintenance and timely repairs are crucial to avoid potential plumbing issues.

7.15 Storm Water Piping, Roof Drains

During the site visit, it was observed that the building has a **sloped roof** with **upper drain assemblies** in place to direct stormwater away from the structure. However, no means of **detention or retention** for stormwater runoff were observed during the walkthrough. This indicates that the building may lack a stormwater management system to control the flow of water and prevent potential flooding or erosion. It is recommended that a more detailed assessment be conducted to evaluate the stormwater drainage system and explore options for improving water retention or detention to ensure proper management of stormwater runoff.

7.16 Domestic Water Heaters

During the site visit, engineers observed that storage tank-type water heaters are located in the cellar and supply domestic hot water to the building. The storage tanks have a capacity of 29 gallons each and were replaced within the last year. The water heaters are in good condition, showing no signs of wear or malfunction. The units are manufactured by Rheem, with the model number ProG29-32N RH63. Regular maintenance and inspection of the water heaters are recommended to ensure continued efficient operation and to extend their lifespan.








































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MEP Recommendations / Estimated Cost

Please find below each recommendation summarized to inform its purpose, background information, estimated cost of the recommendation, and urgency of execution.

ULR is a Unique Lab Report, which is a unique identifier for laboratory reports issued by a NABL accredited lab. Specifically for this project we haven't got any info on that.

System/	Deficiency/	Recommendation	Priority	Estimated Cost	ULR
Component	Observation				(Years)
Boiler System	Unit operating inefficiently, age of unit exceeds expected useful life.	Replace the Boiler assembly with new (same as existing)	Medium	\$15,000	N/A
Boiler System	No dedicated ventilation system for the boiler room. (existing windows are open condition)	Provide dedicated ventilation (combustion air) system for the boiler room	Low	\$7,500	N/A
Air handling unit- Assembly	HW recirculating pump seems to be not operational. Rusty and worn out.	Replace with same model as existing.	Medium	\$3,000	N/A
Radiator controls	Radiator controls were found to be very rudimentary.	Thermostatic radiator valves recommended	Low	\$6,000	N/A
Drinking fountain	The pressure seems to be low.	Might require replacing the filters or even the units itself.	Medium	\$5,000	N/A
Cellar utility room- floor drains	Floor drains are not observed or are obstructed.	Boiler room and water meter room to have separate floor drains	Medium	\$10,000 for each additional floor drain including trenching if applicable. Contractor to verify and confirm.	N/A
Drain lines	Existing FCU drain lines are not properly drained	Recommended to drain them to the nearest floor drain and not the sink that is in use by tenants (or) remove	Medium	\$45- \$80 per linear foot. These do not require any engineering	N/A

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		the FCU and its		work, contractor	
		assemblies that		to route the drain	
		are not in		unes to the	
				an indirect funnel	
				Contractor to	
				verify the cost	
				hased on the site	
				conditions	
Ceiling	The existing	Replace radiators	Medium	\$ 7 500	Ν/Δ
Radiators	ceiling radiator in	to ensure heating	rioulum	Replacement of	1.177
nadiatoro	the cellar	in the cellar		radiator assembly	
	hathroom seems	bathroom		only If additional	
	not in operation.			piping work is	
	(Contractor to			required.	
	Verify)			that will need	
	2,			contractor to field	
				verify.	
Fire	Dia a la ala atuati a la a	Dura dala Gua	N.4. 11	☆ ↓ ☆ ⊐	N1/A
гие	Pipe penetrations	Provide fire	Medium	\$4-\$7 per	N/A
Stopping	in the	stopping as per	Medium	\$4- \$7 per square foot area.	N/A
Stopping	in the cellar across	stopping as per NYC BC and	Medium	\$4- \$7 per square foot area. Contractor to field	N/A
Stopping	in the cellar across different rooms	stopping as per NYC BC and standards across	Medium	\$4- \$7 per square foot area. Contractor to field verify existing	N/A
Stopping	in the cellar across different rooms are not fire	stopping as per NYC BC and standards across all penetrations.	Medium	\$4- \$7 per square foot area. Contractor to field verify existing penetration	N/A
Stopping	in the cellar across different rooms are not fire stopped. (typical	stopping as per NYC BC and standards across all penetrations.	Mediu m	\$4-\$7 per square foot area. Contractor to field verify existing penetration throughout	N/A
Stopping	in the cellar across different rooms are not fire stopped. (typical at multiple areas)	stopping as per NYC BC and standards across all penetrations.	Mediu m	\$4-\$7 per square foot area. Contractor to field verify existing penetration throughout the building and	N/A
Stopping	in the cellar across different rooms are not fire stopped. (typical at multiple areas)	stopping as per NYC BC and standards across all penetrations.	Mediu m	\$4-\$7 per square foot area. Contractor to field verify existing penetration throughout the building and provide accurate	N/A
Stopping	in the cellar across different rooms are not fire stopped. (typical at multiple areas)	stopping as per NYC BC and standards across all penetrations.	Mediu m	\$4- \$7 per square foot area. Contractor to field verify existing penetration throughout the building and provide accurate quote.	N/A
Stopping Gas meter	Pipe penetrations in the cellar across different rooms are not fire stopped. (typical at multiple areas) Ventilation not	Provide fire stopping as per NYC BC and standards across all penetrations.	Low	 \$4-\$7 per square foot area. Contractor to field verify existing penetration throughout the building and provide accurate quote. \$7,500 	N/A N/A
Gas meter room	Pipe penetrations in the cellar across different rooms are not fire stopped. (typical at multiple areas) Ventilation not found in the gas	Provide fire stopping as per NYC BC and standards across all penetrations. Recommended installing BFP on	Low	 \$4-\$7 per square foot area. Contractor to field verify existing penetration throughout the building and provide accurate quote. \$7,500 	N/A N/A
Gas meter room Ventilation	Pipe penetrations in the cellar across different rooms are not fire stopped. (typical at multiple areas) Ventilation not found in the gas meter room	Provide fire stopping as per NYC BC and standards across all penetrations. Recommended installing BFP on the main domestic	Low	 \$4-\$7 per square foot area. Contractor to field verify existing penetration throughout the building and provide accurate quote. \$7,500 	N/A N/A
Gas meter room Ventilation	Pipe penetrations in the cellar across different rooms are not fire stopped. (typical at multiple areas) Ventilation not found in the gas meter room	Provide fire stopping as per NYC BC and standards across all penetrations. Recommended installing BFP on the main domestic service	Low	 \$4-\$7 per square foot area. Contractor to field verify existing penetration throughout the building and provide accurate quote. \$7,500 	N/A N/A
Gas meter room Ventilation Back flow	 Pipe penetrations in the cellar across different rooms are not fire stopped. (typical at multiple areas) Ventilation not found in the gas meter room 	Provide fire stopping as per NYC BC and standards across all penetrations. Recommended installing BFP on the main domestic service Recommended	Mediu m Low Medium	 \$4-\$7 per square foot area. Contractor to field verify existing penetration throughout the building and provide accurate quote. \$7,500 \$10,000 	N/A N/A
Gas meter room Ventilation Back flow preventor	 Pipe penetrations in the cellar across different rooms are not fire stopped. (typical at multiple areas) Ventilation not found in the gas meter room The existing domestic service 	Provide fire stopping as per NYC BC and standards across all penetrations. Recommended installing BFP on the main domestic service Recommended installing BFP on	Mediu m Low Medium	 \$4-\$7 per square foot area. Contractor to field verify existing penetration throughout the building and provide accurate quote. \$7,500 \$10,000 	N/A N/A
Stopping Gas meter room Ventilation Back flow preventor	 Pipe penetrations in the cellar across different rooms are not fire stopped. (typical at multiple areas) Ventilation not found in the gas meter room The existing domestic service does not have a 	Provide fire stopping as per NYC BC and standards across all penetrations. Recommended installing BFP on the main domestic service Recommended installing BFP on the main domestic	Mediu m Low Medium	 \$4-\$7 per square foot area. Contractor to field verify existing penetration throughout the building and provide accurate quote. \$7,500 \$10,000 	N/A N/A
Gas meter room Ventilation Back flow preventor	 Pipe penetrations in the cellar across different rooms are not fire stopped. (typical at multiple areas) Ventilation not found in the gas meter room The existing domestic service does not have a backflow 	Provide fire stopping as per NYC BC and standards across all penetrations. Recommended installing BFP on the main domestic service Recommended installing BFP on the main domestic service	Low Medium	 \$4-\$7 per square foot area. Contractor to field verify existing penetration throughout the building and provide accurate quote. \$7,500 \$10,000 	N/A N/A



Conclusion and Declaration

This Property Condition Assessment (PCA) Report has been prepared by ATANE in coordination with Civil Craft Consultants and New York Engineers, exclusively for the use of the New York Public Library (NYPL), for the sole purpose of evaluating the physical conditions of the property at 976 Castleton Avenue, Staten Island, NY 10310.

The findings presented in this report are based on a visual, non-invasive inspection of accessible areas of the property. No destructive testing, subsurface investigations, or detailed engineering analyses were conducted unless explicitly stated within the report. The observations reflect the conditions noted at the time of the site visits and may not capture future deterioration due to weather, usage patterns, or deferred maintenance.

The cost estimates provided are based on professional judgment and are intended for general budgeting purposes only. Actual project costs may vary due to market fluctuations, contractor pricing, or unforeseen site conditions. The report does not evaluate the market value, insurability, or financial viability of the property.

Unless specifically included, this report does not assess specialty systems, such as process equipment, security infrastructure, or telecommunications systems. All conclusions drawn herein are subject to the limitations and scope of work outlined in this document

