

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : ARVERNE BRANCH LIBRARY
Address : 312 BEACH 54 STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : QPL0A02.000 / 14216 **Yr Built/Renovated** : 1964 / 1997
Area Sq Ft : 5,000 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-May-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 15890 **Lot** : 18 **BIN** : 4301922

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$53,000	
Total	\$53,000	
Importance Code B	\$53,000	
Total	\$53,000	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$6,100	\$900	
Interior Architecture	\$400		\$2,700	\$5,100
Electrical	\$500	\$10,600	\$600	\$500
Mechanical	\$300	\$300	\$2,700	\$300
Total	\$1,300	\$17,000	\$6,900	\$5,800
Importance Code A	\$200	\$6,400	\$1,200	\$200
Importance Code B	\$1,000	\$10,600	\$5,800	\$5,600
Importance Code C				
Total	\$1,300	\$17,000	\$6,900	\$5,800



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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
ARVERNE BRANCH LIBRARY
Asset # : 14216

Architecture		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
	Exterior Walls							
	Masonry: Brick	100%		LIFE	**	5	\$17,500	
	Windows							
	Aluminum	100%		2043	**	5	\$1,900	
	Parapets							
	Masonry: Brick	80%		LIFE	**	5	\$1,400	
	Metal Panel	20%		2047	**	5	\$1,300	
	Roof							
	Single Ply Membrane	100%		2032	**	10	\$5,400	
Interior								
	Floors							
	Carpet	60%		2026	\$65,900	3	\$7,300	
	Cast in Place Concrete	5%		LIFE	**	5	\$900	
	Ceramic Tile	10%		2036	**	5	\$800	
	Vinyl Tile	25%		2032	**	3	\$800	
	Interior Walls							
	Ceramic Tile	5%		2040	**	5	\$700	
	Glass: Single Pane	10%		LIFE	**	5	\$1,000	
	Gypsum Board	85%		LIFE	**	5	\$6,900	
	Ceilings							
	AcousTileConcealSpLn	100%		2044	**	5	\$10,200	
Site Enclosure								
	Fence/Gates							
	Iron Picket	100%		2062	**			
Site Pavements								
	Public Sidewalk							
	Cast in Place Concrete	100%		2040	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
	Service Equipment							
	Fused Disc Sw	100%		2027	\$1,600	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Work Room</i> <i>Explanation : One 400 Ampere Main Disconnect Switch</i>							
	Raceway							
	Conduit	100%		2027	\$33,200	1		
	Panelboards							
	Molded Case Bkrs	100%		2026	\$15,800	5	\$100	
	Wiring							
	Thermoplastic	100%		2027	\$29,300	1		
	Motor Controllers							
	Locally Mounted	100%		2025	\$16,000	5		
Ground								

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QUEENS PUBLIC LIBRARY - 039
ARVERNE BRANCH LIBRARY
Asset # : 14216

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

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

Fluorescent

100%

2022

\$53,000

10

\$4,600

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout*

Egress Lighting

Emergency, Battery

50%

2022

\$3,600

10

\$600

Exit, Battery

50%

2022

\$1,200

10

\$200

Exterior Lighting

HID

100%

2027

\$20,000

10

Alarm

Security System

Generic

100%

2032

* *

1

\$1,900

Fire/Smoke Detection

Generic, Digital

100%

2032

* *

1-3

\$3,100

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

Heating

Energy Source

Natural Gas

100%

2053

* *

1

*Recent Installation, Extent : Light, Area Affected : 100%**Location : 1st Floor*

Conversion Equipment

Furnace

100%

2035

* *

1

\$2,500

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Rooftop**Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Entire Facility Was Recently Renovated*

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$2,800

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

Air Conditioning

Energy Source

Electricity

100%

2049

* *

1

*Recent Replace Evident, Extent : Light, Area Affected : 100%**Location : Throughout*

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QUEENS PUBLIC LIBRARY - 039
ARVERNE BRANCH LIBRARY
Asset # : 14216

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$300	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Rooftop					
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$6,500	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Throughout					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,800	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Throughout					
Exhaust Fans									
	Roof	100%			2035	**	2	\$200	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Rooftop					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Throughout					
Water Heater									
	Gas Fired	100%			2026	\$3,000	2	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : 1-40 Gallon Water Heater - Recent Install					
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2053	**	1-2	\$100	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Over Book Return					

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Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : ASTORIA BRANCH LIBRARY
Address : 14-01 ASTORIA BLVD.
Borough : QUEENS **Agency's Number** : A
Program / Asset # : QPL0A03.000 / 13274 **Yr Built/Renovated** : 1904 / 2003
Area Sq Ft : 7,107 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 06-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 540 **Lot** : 30 **BIN** : 4006113

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$84,100	
Mechanical	\$149,800	\$79,200
Total	\$233,900	\$79,200
Importance Code A	\$84,100	
Importance Code B	\$149,800	\$79,200
Total	\$233,900	\$79,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,400			
Interior Architecture	\$43,800		\$3,900	\$800
Electrical	\$15,200	\$600	\$700	\$600
Mechanical	\$6,100	\$1,900	\$1,500	\$1,700
Total	\$91,500	\$2,500	\$6,000	\$3,100
Importance Code A	\$26,700	\$400	\$400	\$400
Importance Code B	\$56,500	\$2,100	\$5,700	\$2,500
Importance Code C	\$8,200			\$200
Total	\$91,500	\$2,500	\$6,000	\$3,100



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QUEENS PUBLIC LIBRARY - 039
ASTORIA BRANCH LIBRARY
Asset # : 13274

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%	Now	\$84,100	LIFE	**	5	\$13,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : East Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
	Masonry: Limestone	5%			LIFE	**	5	\$1,300	
	Metal Panel	15%	Now	\$4,000	2040	**	5	\$4,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%									
Location : At Eaves									
Deformed/Dented, Extent : Moderate, Area Affected : 25%									
Location : At Eaves									
	Stucco Cement	5%	Now	\$2,700	2035	**	5	\$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : At Foundation On East Facade									
Windows									
	Aluminum	100%			2046	**	5	\$2,300	
Roof									
	Slate	100%			LIFE	**	10	\$16,200	
Soffits									
	Metal Panel	100%	4+	\$1,700	2050	**	5	\$4,200	
Deformed/Dented, Extent : Moderate, Area Affected : 10%									
Location : Eaves Of Roof Overhang									
Interior									
Floors									
	Carpet	65%			2029	\$93,400	3	\$10,400	
	Ceramic Tile	5%			2039	**	5	\$500	
	Quarry Tile	5%			2043	**	5	\$800	
	Vinyl Tile	25%	Now	\$23,900	2040	**	3	\$1,000	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Interior Walls									
	Ceramic Tile	3%			2039	**	5	\$400	
	Gypsum Board	10%	Now	\$1,200	LIFE	**	5	\$800	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Air Conditioner Room									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Air Conditioner Room In Basement									
	Plaster	10%	Now	\$1,200	LIFE	**	5	\$400	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Basement Storage Room									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Basement Storage Room									
	Plaster	77%			LIFE	**	5-10	\$9,000	
Ceilings									
	Plaster	100%			LIFE	**	5-10	\$18,300	

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QUEENS PUBLIC LIBRARY - 039
ASTORIA BRANCH LIBRARY
Asset # : 13274

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

Site Enclosure

Fence/Gates

Iron Picket

100%

2065

**

Free Standing Walls

Concrete Masonry Unit

100%

2050

**

Retaining Walls

Cast in Place Concrete

10%

2065

**

Masonry: Brick

90%

2050

**

Site Pavements

Public Sidewalk

Cast in Place Concrete

100%

2043

**

On-Site Walkways

Cast in Place Concrete

100%

2035

**

Activity Yard

Cast in Place Concrete

100%

2035

**

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100%

2030

\$1,600

5

\$200

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

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Molded Case Bkrs

100%

2030

\$34,200

5

\$200

Raceway

Conduit

90%

2030

\$29,800

1

Conduit

10%

2056

**

1

Panelboards

Fused Disc Sw

20%

2052

**

5

Molded Case Bkrs

30%

2029

\$4,700

5

\$100

Molded Case Bkrs

50%

2038

**

5

\$100

Wiring

Braided Cloth

50%

2-4

\$14,700

2055

**

1

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

Location : Throughout The Building

Thermoplastic

40%

2040

**

1

Thermoplastic

10%

2056

**

1

Motor Controllers

Locally Mounted

100%

2047

**

5

Ground

Grounding Devices

Not Accessible

100%

Lighting

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

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QUEENS PUBLIC LIBRARY - 039
ASTORIA BRANCH LIBRARY
Asset # : 13274

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

Lighting

Interior Lighting

LED

100%

2038

* *

Egress Lighting

Emergency, Battery

50%

2038

* *

10

\$900

Exit, Service

50%

2038

* *

1

Exterior Lighting

HID

30%

2030

\$8,500

10

No Component

70%

Alarm

Security System

No Component

50%

Generic

50%

2038

* *

1

\$1,300

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

Fire/Smoke Detection

Generic, Digital

100%

2038

* *

1-3

\$4,400

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

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Hot Water Boiler

100%

2035

* *

1

\$3,500

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

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$500

Terminal Devices

Air Handler

80%

2030

\$79,200

1

\$3,500

Convactor/Radiator

20%

0-2

\$400

2035

* *

1

\$400

*Not Energy Efficient, Extent : Moderate, Area Affected : 10%**Location : 1st Floor Staff Work Room Is Too Cold.*

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

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QUEENS PUBLIC LIBRARY - 039
ASTORIA BRANCH LIBRARY
Asset # : 13274

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2024	\$149,800	2	\$400	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Basement Fan Room					
Heat Rejection									
	Air Cooled Condenser Unit	100%			2030	\$14,200	2	\$5,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,300	
Exhaust Fans									
	Interior	100%			2025	\$25,100	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$4,300	2	\$100	
Sanitary Piping									
	Cast Iron	100%	0-2	\$2,600	LIFE	* *	1		
				Blockage /Clogged, Extent : Moderate, Area Affected : 5%					
				Location : Rear Exits Of Basement					
Fixtures									
	Generic	100%							

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Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : AUBURNDALE BRANCH LIBRARY
Address : 25-55 FRANCIS LEWIS BLVD.
Borough : QUEENS **Agency's Number** : AU
Program / Asset # : QPL0A05.000 / 13275 **Yr Built/Renovated** : 1969 / 2013
Area Sq Ft : 7,332 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5769 **Lot** : 10 **BIN** : 4129461

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical		\$271,600
Total		\$271,600
Importance Code B		\$271,600
Total		\$271,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,700		\$2,400	
Interior Architecture	\$8,400	\$2,200	\$6,800	\$300
Electrical	\$21,300	\$600	\$700	\$700
Mechanical	\$3,800	\$500	\$2,000	\$500
Site Pavements	\$2,100			
Total	\$59,300	\$3,300	\$11,900	\$1,500
Importance Code A	\$24,100	\$400	\$2,800	\$400
Importance Code B	\$31,400	\$3,000	\$9,100	\$1,100
Importance Code C	\$3,800			
Total	\$59,300	\$3,300	\$11,900	\$1,500



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QUEENS PUBLIC LIBRARY - 039
AUBURNDALE BRANCH LIBRARY
Asset # : 13275

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	50%	4+	\$17,400	LIFE	* *	5	\$29,100		
	Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
	Location : Alleyway And Rear Yard Facade								
Masonry: Brick	30%			LIFE	* *	5	\$7,000		
Pre-Cast Concrete	2%			LIFE	* *	5	\$1,500		
Window Wall	18%			2050	* *	5	\$7,900		
Windows									
Aluminum	100%			2038	* *	5	\$4,800		
Parapets									
Cast in Place Concrete	25%			LIFE	* *	5	\$4,200		
No Component	75%								
Roof									
IRMA/Protected Membrane	100%			2038	* *	10	\$20,600		
Soffits									
Cast in Place Concrete	100%			LIFE	* *	5			
Interior									
Floors									
Carpet	40%			2031	* *	3	\$6,600		
Cast in Place Concrete	10%			LIFE	* *	5	\$4,800		
Ceramic Tile	5%			2039	* *	5	\$500		
Vinyl Tile	45%			2038	* *	3	\$1,900		
Interior Walls									
Concrete Masonry Unit	95%			LIFE	* *	5	\$6,900		
Glass: Single Pane	5%			LIFE	* *	5	\$700		
Ceilings									
AcousTileConcealSpLn	90%			2043	* *	5	\$12,300		
Exposed Struc: Steel	10%			LIFE	* *	10	\$2,200		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2040	* *				
Retaining Walls									
Cast in Place Concrete	100%			2065	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$2,100	2043	* *				
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Francis Lewis Boulevard								
On-Site Walkways									
Cast in Place Concrete	100%			2043	* *				

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

Under 600 Volts

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QUEENS PUBLIC LIBRARY - 039
AUBURNDALE BRANCH LIBRARY
Asset # : 13275

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2030	\$1,600	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Ratings Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$34,200	5	\$200	
	Raceway								
	Conduit	80%			2030	\$26,500	1		
	Conduit	20%			2050	* *	1		
	Panelboards								
	Molded Case Bkrs	80%			2029	\$12,700	5	\$200	
	Molded Case Bkrs	20%			2046	* *	5		
	Wiring								
	Braided Cloth	70%	2-4	\$20,500	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2050	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2035	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	2%			2030	\$1,600	10	\$100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	LED	98%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2038	* *	10	\$900	
	Exit, Service	50%			2038	* *	1		
	Exterior Lighting								
	Fluorescent	30%			2030	\$7,500	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Perimeter Of The Building							
	No Component	70%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2038	* *	1	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
AUBURNDALE BRANCH LIBRARY
Asset # : 13275

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2035

* *

1-3

\$4,500

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

Location : Throughout The Building

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

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

Heating

Energy Source
Natural Gas

100%

2050

* *

1

Conversion Equipment
Furnace

100%

2035

* *

1

\$3,600

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

Location : Mechanical Room

Explanation : 2 Units

Air Conditioning

Energy Source
Electricity

100%

2038

* *

1

Conversion Equipment
Interior Pkg Unit -
Cooling

100%

2028

\$271,600

2

\$500

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

Location : One Unit In Air Conditioning Room

Heat Rejection
Dry Cooler

100%

2035

* *

2

\$5,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,500

Exhaust Fans

Interior

90%

2030

\$23,300

2

\$200

Roof

10%

2030

\$1,200

2

Plumbing

H/C Water Piping
Brass/Copper

100%

2040

* *

1

Water Heater

Gas Fired

100%

2028

\$4,400

2

\$100

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : BAISLEY PARK BRANCH LIBRARY
Address : 117-11 SUTPHIN BLVD.
Borough : QUEENS **Agency's Number** : BP
Program / Asset # : QPL0B06.000 / 13276 **Yr Built/Renovated** : 1970 / 2003
Area Sq Ft : 6,808 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 10-May-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 12204 **Lot** : 103 **BIN** : 4264849

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$311,900	
Interior Architecture	\$77,900	
Electrical	\$64,900	\$74,600
Mechanical		\$144,600
Total	\$454,700	\$219,200
Importance Code A	\$311,900	
Importance Code B	\$142,800	\$219,200
Total	\$454,700	\$219,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,100	\$200		
Interior Architecture	\$13,400		\$300	\$1,100
Electrical	\$26,000	\$13,600	\$600	\$800
Mechanical	\$2,200	\$1,200	\$5,100	\$1,200
Site Pavements	\$16,600			
Total	\$60,400	\$15,100	\$6,000	\$3,100
Importance Code A	\$2,500	\$600	\$300	\$300
Importance Code B	\$57,300	\$14,400	\$5,600	\$2,700
Importance Code C	\$600			
Total	\$60,400	\$15,100	\$6,000	\$3,100



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

QUEENS PUBLIC LIBRARY - 039
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	15%	2-4	\$193,700	2062	**			
	Deformed/Dented, Extent : Moderate, Area Affected : 100%							
	Location : Copper Cladding							
Masonry: Brick	85%	Now	\$46,300	LIFE	**	5	\$14,500	
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Exit At Northeast Corner, Penthouse							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse							
	Spalling, Extent : Light, Area Affected : 10%							
	Location : Penthouse							
Windows								
Aluminum	98%	Now	\$71,900	2052	**	5	\$800	
	Air Infiltration, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Metal Louvers	2%	Now	\$1,000	2042	**			
	Bent/Warped Elements, Extent : Moderate, Area Affected : 20%							
	Location : Penthouse							
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Penthouse							
Parapets								
Masonry: Brick	33%	Now	\$1,100	LIFE	**	5	\$100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Penthouse							
Metal Panel	60%			2037	**	5	\$400	
Pre-Cast Concrete	7%			LIFE	**	5	\$100	
Roof								
Modified Bitumen	100%			2035	**	10	\$17,100	
Interior								
Floors								
Carpet	5%			2026	\$6,900	3	\$800	
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2030	\$10,400	5	\$500	
Vinyl Tile	85%	2-4	\$77,900	2037	**	3	\$3,200	
	Adhesion Failure, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$3,400	
Plaster	30%	Now	\$600	LIFE	**	5	\$1,100	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Penthouse Stair								
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$800	2032	**	5	\$500	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Stained Tiles Due To Roof Leaks								
Plaster	90%	Now	\$12,000	LIFE	**	5	\$5,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Penthouse Stair, Male And Female Staff Restroom								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Penthouse Stair, Reading Area, Male Staff Restroom								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2062	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2032	**			
Activity Yard								
Pavers/Stone	100%	2-4	\$16,600	2042	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 100%								
Location : Interior Courtyard								

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,600	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Ratings							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$34,200	5	\$200	
	Raceway								
	Conduit	100%	4+	\$1,700	2027	\$33,200	1		
		Corroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Panelboards								
	Molded Case Bkrs	100%			2026	\$15,800	5	\$200	

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

QUEENS PUBLIC LIBRARY - 039
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Braided Cloth	80%	4+	\$23,500	2052	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2027	\$5,900	1		
Motor Controllers									
	Locally Mounted	100%			2025	\$16,000	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Meter Room							
		Explanation : Connected To Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2022	\$64,900	10	\$5,600	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Incandescent	10%			2022	\$7,200	2		
Egress Lighting									
	Emergency, Battery	50%			2027	\$4,900	10	\$800	
	Exit, Service	50%			2027	\$500	1		
Exterior Lighting									
	HID	100%			2027	\$27,200	10		
Alarm									
	Security System								
	Generic	100%			2027	\$21,800	1	\$2,500	
Fire/Smoke Detection									
	Generic, Analog	100%			2027	\$74,600	1-3	\$4,300	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		
	Conversion Equipment								
	Furnace	20%			2032	* *	1	\$700	
	Hot Water Boiler	80%			2032	* *	1	\$2,700	
	Distribution								
	Hot Wtr Piping/Pump	80%			2043	* *	4	\$300	
	No Component	20%							
	Terminal Devices								
	Air Handler	50%			2027	\$47,400	1	\$2,100	
	Convactor/Radiator	30%			2040	* *	1	\$700	
	No Component	20%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	80%			2032	**	1	\$2,500	
	Ext Pkg Unit - Heating/Cooling	20%			2032	**	2	\$100	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$8,900	
	Terminal Devices								
	Air Handler/Cool/Ht	80%			2027	\$60,500	1	\$3,400	
	No Component	20%							
	Heat Rejection								
	Dry Cooler	100%			2027	\$36,700	2	\$4,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,800	
	Exhaust Fans								
	Interior	25%			2027	\$6,000	2	\$100	
	Roof	75%			2027	\$8,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,100	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Break Room								
	Explanation : 1-50 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2032	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Mechanical Room								
	Explanation : Boiler								
	Fixtures								
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : BAY TERRACE BRANCH LIBRARY
Address : 18-36 BELL BLVD.
Borough : QUEENS **Agency's Number** : BT
Program / Asset # : QPL0B07.000 / 13279 **Yr Built/Renovated** : 1981 /
Area Sq Ft : 7,444 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 17-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 5865 **Lot** : 82 **BIN** : 4131148

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$553,700	
Interior Architecture		\$90,200
Electrical		\$78,800
Mechanical		\$247,700
Total	\$553,700	\$416,700
Importance Code A	\$553,700	
Importance Code B		\$416,700
Total	\$553,700	\$416,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,500			
Interior Architecture	\$13,700		\$300	\$1,300
Electrical	\$5,800	\$200	\$300	\$300
Mechanical	\$4,300	\$2,700	\$2,200	\$2,600
Site Enclosure	\$100			
Total	\$25,400	\$2,900	\$2,700	\$4,100
Importance Code A	\$1,900	\$400	\$400	\$400
Importance Code B	\$18,900	\$2,500	\$2,400	\$3,800
Importance Code C	\$4,600			
Total	\$25,400	\$2,900	\$2,700	\$4,100



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

QUEENS PUBLIC LIBRARY - 039
BAY TERRACE BRANCH LIBRARY
Asset # : 13279

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	100%	0-2	\$153,800	LIFE	**	5	\$11,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 15%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Ribbed Face Masonry Units									
Windows									
	Aluminum	100%	Now	\$86,900	2055	**	5	\$1,000	1
Broken/Missing Elements, Extent : Severe, Area Affected : 80%									
Location : Throughout									
Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Parapets									
	Concrete Masonry Unit	10%			LIFE	**	5-10	\$900	
	Concrete Masonry Unit	10%			LIFE	**	5-10	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Exterior Parapet At Southwest Corner									
Explanation : Ribbed Face Units									
	No Component	80%							
Roof									
	Built-Up (BUR)	100%	2-4	\$313,000	2040	**			
Patching Evident, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : Lower Roof At Southwest Corner									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
	Ceramic Tile	5%			2033	**	5	\$600	
	Vinyl Tile	90%			2030	\$90,200	3	\$5,000	
Interior Walls									
	Concrete Masonry Unit	95%			LIFE	**	5	\$8,300	
	Glass: Single Pane	5%			LIFE	**	5	\$800	
Ceilings									
	AcousTileSusp.Lay-In	70%			2035	**	5	\$7,800	
	Exposed Struc: Steel	30%			LIFE	**	10	\$6,700	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2040	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
BAY TERRACE BRANCH LIBRARY
Asset # : 13279

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

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%	0-2	\$100	2065	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>					
<i>Location : Side Steps</i>					

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	* *	
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On-Site Walkways

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$1,600	5		\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$34,200	5		\$200
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Raceway

Conduit	90%			2030	\$29,800	1		
Conduit	10%			2050	* *	1		

Panelboards

Fused Disc Sw	5%			2029	\$800	5		
Molded Case Bkrs	85%			2029	\$13,400	5		\$200
Molded Case Bkrs	10%			2046	* *	5		

Wiring

Thermoplastic	90%			2030	\$26,400	1		
Thermoplastic	10%			2050	* *	1		

Motor Controllers

Locally Mounted	100%			2028	\$16,000	5		\$100
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$200
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Lighting

Interior Lighting

Fluorescent	80%			2025	\$63,100	10		\$5,500
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Fluorescent	20%			2030	\$15,800	10		\$1,400
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Throughout The Building

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
BAY TERRACE BRANCH LIBRARY
Asset # : 13279

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

Lighting

Egress Lighting

Emergency, Battery	50%		2030	\$5,300	10	\$900		
Exit, Service	50%		2030	\$600	1			

Exterior Lighting

HID	30%		2025	\$8,900	10			
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%		2025	\$7,100	1	\$800		

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

Location : Throughout The Building

Explanation : Intrusion Alarm System, Motion Sensors

Fire/Smoke Detection

No Component	70%							
Generic, Digital	30%		2035	* *	1-3	\$1,400		

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

Heating

Energy Source

Natural Gas	100%		2040	* *	1			
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Conversion Equipment

Hot Water Boiler	100%		2043	* *	1	\$3,700		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Basement Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	100%		2029	\$11,500	4	\$500		
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Terminal Devices

Air Handler	60%		2025	\$62,200	1	\$2,800		
Convactor/Radiator	40%		2035	* *	1	\$1,000		

Air Conditioning

Energy Source

Electricity	100%		2038	* *	1			
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Conversion Equipment

Reciprocating Compr/Chiller	100%		2030	\$62,600	1	\$3,500		
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R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : Roof

Terminal Devices

Air Handler/Cool/Ht	100%		2025	\$82,700	1	\$4,600		
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Heat Rejection

Dry Cooler	100%		2030	\$40,100	2	\$5,200		
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Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
BAY TERRACE BRANCH LIBRARY
Asset # : 13279

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,600	
Exhaust Fans									
	Interior	80%			2025	\$21,000	2	\$200	
	Roof	20%	0-2	\$100	2030	\$2,400	2		
Not in Service, Extent : Moderate, Area Affected : 10%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$4,500	2	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2030	\$1,100	4	\$200	
Fixtures									
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : BAYSIDE BRANCH LIBRARY
Address : 214-20 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : B
Program / Asset # : QPL0B08.000 / 13278 **Yr Built/Renovated** : 1965 / 2013
Area Sq Ft : 9,932 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 17-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 7333 **Lot** : 215 **BIN** : 4157389

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$152,500	
Mechanical		\$301,900
Total	\$152,500	\$301,900
Importance Code A	\$152,500	
Importance Code B		\$301,900
Total	\$152,500	\$301,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$18,700			
Interior Architecture	\$20,700	\$10,800	\$900	\$800
Electrical	\$23,900	\$300	\$400	\$400
Mechanical	\$13,400	\$1,700	\$3,900	\$1,700
Site Pavements	\$1,900			
Total	\$78,600	\$12,800	\$5,200	\$2,900
Importance Code A	\$19,200	\$500	\$500	\$500
Importance Code B	\$57,200	\$12,300	\$4,700	\$2,000
Importance Code C	\$2,200			\$300
Total	\$78,600	\$12,800	\$5,200	\$2,900



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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
BAYSIDE BRANCH LIBRARY
Asset # : 13278

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$3,700	
	Masonry: Brick	85%			LIFE	**	5	\$12,600	
	Masonry: Brick	5%	Now	\$1,200	LIFE	**	5	\$400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : At Chimney Cap, Front Facade									
	Window Wall	5%	Now	\$9,400	2050	**	5	\$700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Window Wall									
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Windows									
	Aluminum	100%	Now	\$152,500	2055	**	5	\$1,700	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Throughout 1st Floor									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Heads Of Windows Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
	Modified Bitumen	100%			2038	**	10	\$22,700	
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Carpet	65%			2031	**	3	\$14,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,300	
	Mosaic Tile	5%			2043	**	5	\$1,900	
	Vinyl Tile	25%	2-4	\$1,700	2035	**	3	\$1,400	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%									
Location : Work Area And Kitchen									
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$700	
	Concrete Masonry Unit	25%			LIFE	**	5	\$2,800	
	Gypsum Board	70%	4+	\$800	LIFE	**	5	\$5,800	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Childrens Room									

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

QUEENS PUBLIC LIBRARY - 039
BAYSIDE BRANCH LIBRARY
Asset # : 13278

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$12,700	2050	**	5	\$900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	80%			2047	**	5	\$11,900	
Exposed Concrete	5%			LIFE	**	5-10	\$900	
Gypsum Board	5%			LIFE	**	5-10	\$2,600	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2040	**			
Iron Picket	10%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,900	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$1,600	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$34,200	5	\$300	
Raceway								
Conduit	80%			2030	\$26,500	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$800	5		
Molded Case Bkrs	75%			2029	\$11,900	5	\$200	
Molded Case Bkrs	20%			2046	**	5	\$100	

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

QUEENS PUBLIC LIBRARY - 039
BAYSIDE BRANCH LIBRARY
Asset # : 13278

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	80%	2-4	\$23,500	2055	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement And 1st Floor									
	Thermoplastic	20%			2050	**	1		
Motor Controllers									
	Locally Mounted	100%			2043	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$300	
Lighting									
Interior Lighting									
	Fluorescent	70%			2035	**	10	\$6,400	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : 1st Floor Reading And Book Shelves Area									
	Fluorescent	20%			2035	**	10	\$1,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement, Kitchen And Offices									
	Fluorescent	10%			2035	**	10	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : Compact Fluorescent Light Fixtures									
Egress Lighting									
	Emergency, Battery	45%			2035	**	10	\$1,100	
	Exit, LED	55%			2058	**	1		
Exterior Lighting									
	HID	100%			2035	**	10		
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2035	**	1	\$1,100	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Inside, Outside And Exit Doors									
Explanation : CCTV Surveillance Cameras And Intrusion Alarm									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2035	**	1-3	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement And 1st Floor									
Explanation : Fire Alarm Panel, Strobe Light, Bell, Horn, Smoke And Heat Detector									

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

Heating

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

QUEENS PUBLIC LIBRARY - 039
BAYSIDE BRANCH LIBRARY
Asset # : 13278

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
	Conversion Equipment								
	Furnace	100%			2038	* *	1	\$4,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 3 Units								
	Terminal Devices								
	Air Handler	100%			2030	\$138,400	1	\$6,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2035	* *	1	\$4,600	
	Compr/Chiller								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 1 Unit. R-410a								
	Terminal Devices								
	Air Handler/Dir	100%			2030	\$110,000	1		
	Expansion								
	Heat Rejection								
	Dry Cooler	100%			2025	\$53,500	2	\$6,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,800	
	Exhaust Fans								
	Interior	80%			2030	\$28,000	2	\$200	
	Roof	20%			2035	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Electric	100%			2028	\$8,700	4	\$100	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$7,200	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 10%								
	Location : Water Backs Up To 1st Floor Toilets.								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$1,500	4	\$300	
	Sewage Ejector(s)								
	Electric	100%			2035	* *	4	\$400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
BAYSIDE BRANCH LIBRARY
Asset # : 13278

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 30%							
		Location : Toilets In No.2 Restroom							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2050	* *	1-2	\$100	

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : BELLEROSE BRANCH LIBRARY
Address : 250-06 HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : BL
Program / Asset # : QPL0B09.000 / 13280 **Yr Built/Renovated** : 1978 /
Area Sq Ft : 6,908 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 06-May-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 8604 **Lot** : 85 **BIN** : 4175514

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,200		\$600	
Interior Architecture		\$3,900	\$300	\$5,500
Electrical	\$600	\$7,900	\$900	\$600
Mechanical	\$200	\$400	\$3,000	\$400
Total	\$10,100	\$12,100	\$4,700	\$6,400
Importance Code A	\$9,200	\$100	\$600	
Importance Code B	\$900	\$12,000	\$4,100	\$6,400
Importance Code C				
Total	\$10,100	\$12,100	\$4,700	\$6,400



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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
BELLEROSE BRANCH LIBRARY
Asset # : 13280

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	100%	4+	\$9,200	LIFE	**	5	\$14,400	
	Diagonal Cracks, Extent : Light, Area Affected : 10%								
	Location : Chimney And At Street Side Elevation								
Windows	Aluminum	100%			2043	**	5	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Explanation : Thermally Inefficient									
Parapets	Masonry: Brick	95%			LIFE	**	5	\$400	
	Pre-Cast Concrete	5%	Now		LIFE	**	5	\$100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Coping									
Open Joints, Extent : Moderate, Area Affected : 25%									
Location : Coping									
Roof									
	Not Accessible	100%							
Interior									
Floors	Carpet	75%			2028	\$104,700	3	\$11,600	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Main Reading Areas								
	Ceramic Tile	5%			2040	**	5	\$500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Bathrooms								
	Vinyl Tile	20%			2035	**	3	\$800	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Community Room, Staff Areas								
Interior Walls									
	Ceramic Tile	10%			2040	**	5	\$1,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Bathrooms								
	Concrete Masonry Unit	60%			LIFE	**	5	\$2,400	
	Gypsum Board	30%			LIFE	**	5	\$1,800	
	Recent Installation, Extent : Light, Area Affected : 100%								
Location : Main Reading Area									
Ceilings									
	AcousTileSusp.Lay-In	100%			2044	**	5	\$10,900	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Site Pavements									
Public Sidewalk	Cast in Place Concrete	100%			2032	**			

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

QUEENS PUBLIC LIBRARY - 039
BELLEROSE BRANCH LIBRARY
Asset # : 13280

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2047	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : 1- Electrical Service Rated At 400 Amperes							
	Raceway								
	Conduit	100%			2047	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2043	* *	5		
	Molded Case Bkrs	95%			2043	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2047	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2040	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2032	* *	10	\$5,700	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout Building							
	Fluorescent	10%			2032	* *	10	\$600	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Egress Lighting								
	Emergency, Battery	50%			2032	* *	10	\$800	
	Exit, Service	50%			2032	* *	1		
Alarm									
	Security System								
	Generic	100%			2032	* *	1	\$2,600	
	Fire/Smoke Detection								
	Generic, Digital	100%			2032	* *	1-3	\$4,300	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Not Accessible	100%							
Distribution								
Not Accessible	100%							
Terminal Devices								
Convactor/Radiator	100%			2040	* *	1	\$2,200	

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

QUEENS PUBLIC LIBRARY - 039
BELLEROSE BRANCH LIBRARY
Asset # : 13280

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$400	
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$9,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900	
Exhaust Fans									
	Roof	100%			2032	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
Water Heater									
	Not Accessible	100%							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Not Accessible	100%							
Backflow Preventer									
	Not Accessible	100%							
Fixtures									
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : BRIARWOOD BRANCH LIBRARY
Address : 85-12 MAIN STREET @QUEENS BLVD.
Borough : QUEENS **Agency's Number** : BW
Program / Asset # : QPL0B10.000 / 13281 **Yr Built/Renovated** : 1975 / 2006
Area Sq Ft : 8,065 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 05-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 9651 **Lot** : 25 **BIN** : 4206518

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$283,300	
Electrical		\$81,200
Mechanical		\$89,400
Total	\$283,300	\$170,500
Importance Code A	\$283,300	
Importance Code B		\$170,500
Total	\$283,300	\$170,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$24,900	\$1,200		
Interior Architecture	\$27,700	\$5,400	\$2,100	\$300
Electrical	\$800	\$12,100	\$900	\$800
Mechanical	\$3,600	\$900	\$5,400	\$1,000
Total	\$57,100	\$19,600	\$8,400	\$2,000
Importance Code A	\$25,300	\$1,700	\$400	\$400
Importance Code B	\$31,300	\$17,900	\$8,000	\$1,600
Importance Code C	\$400			
Total	\$57,100	\$19,600	\$8,400	\$2,000



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

QUEENS PUBLIC LIBRARY - 039
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	94%			LIFE	**	5	\$19,700		
Horizontal Cracks, Extent : Light, Area Affected : 20%									
Location : South Side Of Building									
Granite Panels	3%			LIFE	**	5	\$500		
Window Wall	3%			2047	**	5	\$2,400		
Windows									
Aluminum	100%	Now	\$23,400	2052	**	5	\$900		
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Perimeter Of All Window Frames									
Explanation : Previous Repair Attempt Unsatisfactory									
Parapets									
Masonry: Brick	95%	Now	\$72,300	LIFE	**	5	\$3,900		
Horizontal Cracks, Extent : Light, Area Affected : 10%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Misaligned/Bulging, Extent : Light, Area Affected : 20%									
Location : Southwest Corner									
Pre-Cast Concrete	5%	Now	\$1,600	LIFE	**	5	\$1,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Coping At North Parapet									
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%									
Location : Throughout									
Worn/Eroded, Extent : Light, Area Affected : 100%									
Location : Throughout									
Roof									
Modified Bitumen	100%	0-2	\$211,000	2037	**				
Alligatoring, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Blisters, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Miss/Damaged Flashings, Extent : Light, Area Affected : 15%									
Location : South And West Parapets									
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Ponding, Extent : Moderate, Area Affected : 10%									
Location : Around Roof Drains									
Seams Open/Split, Extent : Light, Area Affected : 10%									
Location : Throughout									

Interior

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

QUEENS PUBLIC LIBRARY - 039
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%			2026	\$40,700	3	\$4,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$2,600	
	Ceramic Tile	5%			2036	**	5	\$600	
	Vinyl Tile	40%			2032	**	3	\$1,800	
	Vinyl Tile	20%	4+	\$400	2032	**	3	\$900	
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Corridor									
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**			
	Ceramic Tile	5%			2036	**	5	\$700	
	Concrete Masonry Unit	60%			LIFE	**	5	\$3,500	
	Glass: Single Pane	2%			LIFE	**	5	\$200	
	Gypsum Board	28%			LIFE	**	5	\$2,500	
Ceilings									
	AcousTileSusp.Lay-In	70%			2032	**	5	\$10,900	
	AcousTileSusp.Lay-In	20%	2-4	\$26,600	2047	**	5	\$1,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Community Room, Storage Space									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Community Room, Storage Space, Public Restroom									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Community Room, Storage Space									
	Exposed Concrete	5%			LIFE	**	5	\$100	
	Gypsum Board	5%			LIFE	**	5	\$1,000	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,600	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 600 Amperes Main Disconnect Switch							
Raceway									
	Conduit	50%			2037	* *	1		
	Conduit	50%			2027	\$16,600	1		
Panelboards									
	Molded Case Bkrs	50%			2026	\$7,900	5	\$100	
	Molded Case Bkrs	50%			2035	* *	5	\$100	
Wiring									
	Thermoplastic	50%			2037	* *	1		
	Thermoplastic	50%			2047	* *	1		
Motor Controllers									
	Locally Mounted	100%			2032	* *	5	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
		Other Observation, Extent : Severe, Area Affected : 50%							
		Location : Crawl Space							
		Explanation : There Is No Ground Wire Jumping The Water Meter.							
Lighting									
	Interior Lighting								
	Fluorescent	90%			2027	\$76,900	10	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Using T-12 Lamps							
	Fluorescent	5%			2027	\$4,300	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Incandescent	5%			2027	\$4,300	2		
	Egress Lighting								
	Emergency, Battery	50%			2027	\$5,800	10	\$1,000	
	Exit, Service	50%	4+		2027	\$600	1		
		Damaged Fixtures, Extent : Light, Area Affected : 5%							
		Location : Basement Mechanical Room							
	Exterior Lighting								
	Fluorescent	40%			2022	\$10,900	10	\$300	
	HID	60%			2027	\$19,300	10		
Alarm									
	Security System								
	Generic	100%			2032	* *	1	\$3,000	
	Fire/Smoke Detection								
	Generic, Digital	100%			2032	* *	1-3	\$5,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2032	* *	1	\$4,000	
	Distribution								
	Hot Wtr Piping/Pump	100%			2035	* *	4	\$400	
	Terminal Devices								
	Air Handler	40%			2032	* *	1	\$2,000	
	Convactor/Radiator	55%			2040	* *	1	\$1,400	
	Unit Heater - Steam	5%			2027	\$1,400	4		
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		

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QUEENS PUBLIC LIBRARY - 039
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Exterior Pkg Unit - Cooling Split Unit	30%			2032	**	2	\$200	
	70%			2032	**			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$10,500	
Terminal Devices								
Air Handler/Dir Expansion	100%			2027	\$89,400	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2027	\$16,100	2	\$5,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
Exhaust Fans								
Interior	20%			2032	**	2	\$100	
Roof	80%			2032	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2025	\$4,900	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Basement							
	Explanation : 36 Gallon							
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	80%			LIFE	**	1		
Cast Iron	20%	4+	\$1,700	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 80%							
	Location : Basement Crawlspace							
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$200	
Backflow Preventer								
Generic	100%			2032	**	1	\$500	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Water Main And Boiler Feed							
	Explanation : Two Units							
Fixtures								
Generic	100%							

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Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : BROAD CHANNEL BRANCH LIBRARY
Address : 16-26 CROSS BAY BLVD.
Borough : QUEENS **Agency's Number** : BC
Program / Asset # : QPL0B11.000 / 13282 **Yr Built/Renovated** : 1990 / 2008
Area Sq Ft : 1,940 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-May-2016 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 15481 **Lot** : 530 **BIN** : 4297581

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,900		\$2,000	
Interior Architecture	\$100	\$1,100	\$100	
Electrical	\$200	\$9,700	\$200	\$200
Mechanical	\$200	\$100	\$300	\$100
Total	\$33,400	\$10,900	\$2,600	\$300
Importance Code A	\$32,900		\$2,000	
Importance Code B	\$500	\$10,900	\$600	\$300
Importance Code C				
Total	\$33,400	\$10,900	\$2,600	\$300



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

QUEENS PUBLIC LIBRARY - 039
BROAD CHANNEL BRANCH LIBRARY
Asset # : 13282

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Exterior									
Exterior Walls									
Metal Panel		100%	Now	\$8,500	2047	* *	5	\$2,500	
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%									
Location : At Base Of Building All Around									
Windows									
Aluminum		100%			2043	* *	5	\$3,900	
Roof									
Metal Panel		100%	0-2	\$24,400	2040	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Gutters Misaligned/ Leaking									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Roof Leaks Evident In Staff Room									
Interior									
Floors									
Carpet		75%			2028	\$29,400	3	\$3,300	
Vinyl Tile		25%			2035	* *	3	\$300	
Interior Walls									
Gypsum Board		100%			LIFE	* *	5	\$700	
Ceilings									
AcousTileSusp.Lay-In		20%	4+	\$100	2044	* *	5	\$300	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : Leaks From Roof In Staff Room									
Exposed Struc: Steel		80%			LIFE	* *			
Site Pavements									
On-Site Walkways									
Cast in Place Concrete		100%			2040	* *			
Parking/Driveway									
Asphalt		100%			2036	* *			

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Not Accessible	100%							
	Raceway								
	Conduit	100%			2047	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2043	* *	5	\$100	
	Wiring								
	Thermoplastic	100%			2047	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2040	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5		

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

QUEENS PUBLIC LIBRARY - 039
BROAD CHANNEL BRANCH LIBRARY
Asset # : 13282

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

Lighting

Interior Lighting
Fluorescent

100%
2032 * * 10 \$1,800
Motion Sensors in Use, Extent : Light, Area Affected : 100%
Location : Throughout
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout

Egress Lighting

Emergency, Service
Exit, Service

50% 2032 * * 1
 50% 2032 * * 1

Exterior Lighting

HID

100% 2022 \$7,800 10

Alarm

Security System
Generic

100% 2027 \$6,200 1 \$700

Fire/Smoke Detection

Generic, Digital

100% 2027 \$21,300 1-3 \$1,200

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

Heating

Energy Source
Electricity

100% 2053 * * 1
Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : Throughout

Terminal Devices

Convactor/Radiator

5% 2044 * * 1
Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : 1st Floor

Fan Coil Unit/Heat

95% 2035 * * 1 \$600
Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : 1st Floor

Air Conditioning

Energy Source
Electricity

100% 2049 * * 1
Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : Throughout

Conversion Equipment

Heat Pump Air Sourced

60% 2031 * * 2 \$100
Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : 1st Floor

Split Unit

40% 2035 * *
Recent Replace Evident, Extent : Light, Area Affected : 100%
Location : 1st Floor

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

QUEENS PUBLIC LIBRARY - 039
BROAD CHANNEL BRANCH LIBRARY
Asset # : 13282

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Fan Coil - 4 Pipe	100%			2035	* *	1	\$600	
			Recent Replace Evident, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,100	
			Recent Replace Evident, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
	Exhaust Fans								
	Interior	100%			2035	* *	2	\$100	
			Recent Replace Evident, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	Water Heater								
	Electric	100%			2026	\$1,700	4		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : 1-10 Gallon						
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : BROADWAY BRANCH LIBRARY
Address : 40-20 BROADWAY @STEINWAY ST.
Borough : QUEENS **Agency's Number** : BR
Program / Asset # : QPL0B12.000 / 13283 **Yr Built/Renovated** : 1958 / 2007
Area Sq Ft : 17,814 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 676 **Lot** : 50 **BIN** : 4011018

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$24,000	
Electrical		\$71,200
Total	\$24,000	\$71,200
Importance Code B	\$24,000	\$71,200
Total	\$24,000	\$71,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$27,700		\$2,300	\$3,600
Interior Architecture	\$12,600		\$3,000	\$4,800
Electrical	\$22,000	\$1,300	\$4,900	\$1,500
Mechanical	\$2,700	\$1,600	\$4,100	\$2,100
Site Enclosure	\$800			
Site Pavements	\$15,600			
Total	\$81,300	\$3,000	\$14,200	\$12,000
Importance Code A	\$28,600	\$900	\$3,400	\$4,500
Importance Code B	\$49,700	\$2,100	\$10,900	\$7,500
Importance Code C	\$3,100			
Total	\$81,300	\$3,000	\$14,200	\$12,000



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

QUEENS PUBLIC LIBRARY - 039
BROADWAY BRANCH LIBRARY
Asset # : 13283

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	92%			LIFE	**	5	\$22,300	
	Granite Panels	3%			LIFE	**	5	\$500	
	Window Wall	5%			2048	**	5	\$4,500	
Windows									
	Aluminum	100%			2044	**	5	\$7,200	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$2,800	
	Metal Panel	5%	Now	\$600	2048	**	5	\$300	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%									
Location : Coping At Upper Parapet									
Roof									
	Modified Bitumen	100%	Now	\$27,100	2036	**			
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Over Second Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Second Floor									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	20%			2029	\$72,000	3	\$8,000	
	Carpet	30%			2027	\$108,000	3	\$16,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
	Ceramic Tile	5%			2041	**	5	\$1,300	
	Terrazzo	5%			LIFE	**	5	\$1,000	
	Vinyl Tile	10%			2023	\$24,000	3	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Auditorium Basement									
Explanation : 9 X 9 Tiles									
	Vinyl Tile	25%			2036	**	3	\$3,300	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$900	
	Concrete Masonry Unit	10%			LIFE	**	5	\$700	
	Glass: Single Pane	5%			LIFE	**	5	\$700	
	Glazed Ceramic Panel	10%			LIFE	**			
	Gypsum Board	25%			LIFE	**	5	\$2,800	
	Plaster	45%			LIFE	**	5	\$2,500	
Ceilings									
	AcousTileSusp.Lay-In	50%			2041	**	5	\$13,300	
	Exposed Concrete	5%			LIFE	**	5	\$200	
	Gypsum Board	5%			LIFE	**	5	\$1,700	
	Plaster	40%			LIFE	**	5	\$6,700	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor									
Site Enclosure									

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
BROADWAY BRANCH LIBRARY
Asset # : 13283

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2048		* *		
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Rear Of Building							
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$800	2048		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Rear Of Building							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$4,400	2041		* *		
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Broadway							
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$2,600	2033		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Rear Of Building							
Activity Yard									
	Cast in Place Concrete	100%	4+	\$8,600	2033		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Rear Of Building							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2028	\$1,600	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$34,200	5	\$500	
	Raceway								
	Conduit	70%			2028	\$23,200	1		
	Conduit	30%			2048	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2027	\$800	5		
	Molded Case Bkrs	65%			2027	\$10,300	5	\$300	
	Molded Case Bkrs	30%			2044	* *	5	\$100	
	Wiring								
	Braided Cloth	70%	2-4	\$20,500	2053	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2048	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
BROADWAY BRANCH LIBRARY
Asset # : 13283

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2041	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2033	* *	10	\$1,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	80%			2038	* *	10	\$13,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2033	* *	10	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Fixtures							
	Egress Lighting								
	Emergency, Battery	30%			2028	\$7,600	10	\$1,300	
	Emergency, Battery	20%			2038	* *	10	\$900	
	Exit, Service	45%			2028	\$1,200	1		
	Exit, Service	5%			2038	* *	1		
	Exterior Lighting								
	HID	100%			2028	\$71,200	10	\$100	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2033	* *	1	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	30%							
	Generic, Digital	70%			2033	* *	1-3	\$7,900	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$8,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								

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

QUEENS PUBLIC LIBRARY - 039
BROADWAY BRANCH LIBRARY
Asset # : 13283

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	**	4	\$900	
	Terminal Devices								
	Convactor/Radiator	100%			2033	**	1	\$5,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2033	**	2	\$800	
		Other Observation, Extent : Light, Area Affected : 70% Location : One On Lower Roof, Another On High Roof Explanation : 2 Units With R-410a Refrigerant							
	Split Unit	30%			2033	**			
	Terminal Devices								
	Fan Coil - 2 Pipe	30%			2033	**	1	\$1,700	
	No Component	70%							
	Heat Rejection								
	Dry Cooler	30%			2033	**	2	\$3,700	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,900	
	Exhaust Fans								
	Interior	50%			2033	**	2	\$300	
	Roof	50%			2033	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$10,800	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2033	**	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10% Location : Boiler Room Explanation : For Boiler Only							
	Fixtures								
	Generic	100%							
Vertical Transport									

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

QUEENS PUBLIC LIBRARY - 039
BROADWAY BRANCH LIBRARY
Asset # : 13283

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 2nd Floor

Explanation : Basement To 2nd Floor

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

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : CAMBRIA HEIGHTS COMMUNITY LIBRARY
Address : 218-13 LINDEN BOULEVARD
Borough : QUEENS **Agency's Number** : CM
Program / Asset # : QPL0004.000 / 14110 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 18,800 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 09-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 11319 **Lot** : 1 **BIN** : 4855031

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical		\$696,500
Total		\$696,500
Importance Code B		\$696,500
Total		\$696,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,500		\$13,300	\$4,500
Interior Architecture	\$2,200		\$7,700	\$1,100
Electrical	\$1,500	\$1,200	\$20,800	\$1,800
Mechanical	\$13,300	\$2,800	\$7,000	\$6,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$28,500	\$7,900	\$52,900	\$17,300
Importance Code A	\$8,500	\$900	\$14,300	\$5,500
Importance Code B	\$19,600	\$7,000	\$38,600	\$11,800
Importance Code C	\$500			
Total	\$28,500	\$7,900	\$52,900	\$17,300



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

QUEENS PUBLIC LIBRARY - 039
CAMBRIA HEIGHTS COMMUNITY LIBRARY
Asset # : 14110

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	45%			LIFE	**	5	\$8,000	
	Metal Panel	5%			2054	**	5-10	\$6,100	
	Pre-Cast Concrete	10%			LIFE	**	5	\$5,800	
	Window Wall	40%			2058	**	5	\$26,700	
Windows									
	Aluminum	100%			2050	**	5	\$6,700	
Parapets									
	Metal Panel	5%			2054	**	5	\$100	
	Pre-Cast Concrete	45%			LIFE	**	5	\$1,600	
	No Component	50%							
Roof									
	Modified Bitumen	10%	Now	\$7,500	2036	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
	Location : Section Over Northeast Corner								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Northeast Corner In Childrens Area								
	Modified Bitumen	90%			2036	**	10	\$23,600	
Interior									
Floors									
	Carpet	55%			2029	\$209,000	3	\$23,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$6,200	
	Ceramic Tile	5%			2041	**	5	\$1,400	
	Vinyl Tile	30%			2036	**	3	\$4,200	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	5%			2041	**	5	\$900	
	Concrete Masonry Unit	25%			LIFE	**	5	\$1,800	
	Gypsum Board	60%			LIFE	**	5	\$6,600	
Ceilings									
	AcousTileSusp.Lay-In	95%			2045	**	5	\$26,700	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Basement Corridor								
	Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Under 600 Volts

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

QUEENS PUBLIC LIBRARY - 039
CAMBRIA HEIGHTS COMMUNITY LIBRARY
Asset # : 14110

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	90%			2054	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 Amperes Main Disconnect Switch							
	Fused Disc Sw	10%			2048	**	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch For Emergency							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2048	**	5	\$100	
	Raceway								
	Conduit	100%			2048	**	1		
	Panelboards								
	Fused Disc Sw	10%			2044	**	5		
	Molded Case Bkrs	90%			2044	**	5	\$400	
	Wiring								
	Thermoplastic	100%			2048	**	1		
	Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	30%			2033	**	10	\$5,200	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2033	**	10	\$5,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	40%			2033	**	10	\$6,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2033	**	10	\$2,300	
	Exit, LED	50%			2056	**	1		
	Exterior Lighting								
	HID	100%			2033	**	10	\$100	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2033	**	1	\$4,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
CAMBRIA HEIGHTS COMMUNITY LIBRARY
Asset # : 14110

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

Alarm

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

* *

1-3

\$8,400

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

Heating

Energy Source

Natural Gas

100%

2054

* *

1

Conversion Equipment

Hot Water Boiler

100%

2041

* *

1

\$9,300

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

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$900

Terminal Devices

Air Handler

90%

2033

* *

1

\$10,500

Convactor/Radiator

10%

2041

* *

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2050

* *

1

Conversion Equipment

Interior Pkg Unit -
Cooling

100%

2029

\$696,500

2

\$1,200

Heat Rejection

Dry Cooler

100%

2033

* *

2

\$13,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$10,500

Exhaust Fans

Interior

70%

2033

* *

2

\$400

Roof

30%

2033

* *

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2054

* *

1

Water Heater

Gas Fired

100%

2026

\$11,400

2

\$300

Sanitary Piping

Cast Iron

100% Now

\$6,800

LIFE

* *

1

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Vent Piping Not Working Properly*

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

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

QUEENS PUBLIC LIBRARY - 039
CAMBRIA HEIGHTS COMMUNITY LIBRARY
Asset # : 14110

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2033	* *	4	\$600	
	Sewage Ejector(s)								
	Electric	100%			2033	* *	4	\$1,100	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 1st Floor					
				Explanation : One Unit					
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$9,800	
	Sprinkler								
	No Component	70%							
	Generic	30%			2054	* *	1-2	\$1,600	

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : CORONA BRANCH LIBRARY
Address : 38-23 104TH ST.
Borough : QUEENS **Agency's Number** : C
Program / Asset # : QPL0C14.000 / 13284 **Yr Built/Renovated** : 1968 / 2005
Area Sq Ft : 7,080 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 04-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1775 **Lot** : 71 **BIN** : 4044596

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$89,100	
Electrical		\$110,000
Mechanical		\$87,800
Total	\$89,100	\$197,900
Importance Code A	\$89,100	
Importance Code B		\$197,900
Total	\$89,100	\$197,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,300		\$9,300	
Interior Architecture	\$9,100		\$4,400	
Electrical	\$12,200	\$300	\$400	\$400
Mechanical	\$3,800	\$1,500	\$1,200	\$1,500
Total	\$33,500	\$1,900	\$15,200	\$2,000
Importance Code A	\$8,700	\$400	\$9,700	\$400
Importance Code B	\$19,400	\$1,500	\$5,600	\$1,600
Importance Code C	\$5,400			
Total	\$33,500	\$1,900	\$15,200	\$2,000



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

QUEENS PUBLIC LIBRARY - 039
CORONA BRANCH LIBRARY
Asset # : 13284

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	75%			LIFE	* *	5	\$15,100		
Metal Panel	10%			2050	* *	5-10	\$6,900		
Window Wall	15%			2050	* *	5	\$5,700		
Windows									
Aluminum	100%			2046	* *	5	\$1,600		
Roof									
Metal Panel	45%			2043	* *	10	\$9,300		
Modified Bitumen	55%	Now	\$89,100	2040	* *			1	
Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%									
Location : Over Multi-purpose Room									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Multi-purpose Room, Librarians Area									
Interior									
Floors									
Cast in Place Concrete	5%			LIFE	* *	5	\$1,500		
Ceramic Tile	3%			2043	* *	5	\$200		
Granite Panels	5%			LIFE	* *	5	\$500		
Vinyl Tile	87%			2038	* *	3	\$2,300		
Interior Walls									
Concrete Masonry Unit	70%			LIFE	* *	5	\$5,500		
Glass: Single Pane	3%			LIFE	* *	5	\$400		
Gypsum Board	20%			LIFE	* *	5-10	\$3,300		
Masonry: Brick	5%			LIFE	* *	10	\$100		
Metal Panel	2%			LIFE	* *	10	\$100		
Ceilings									
AcousTileConcealSpLn	80%			2043	* *	5	\$7,000		
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Reading Area									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Multi-purpose Room, Librarians Office									
Exposed Concrete	5%			LIFE	* *	5-10	\$400		
Gypsum Board	15%			LIFE	* *	5-10	\$3,600		
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	* *				

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

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

QUEENS PUBLIC LIBRARY - 039
CORONA BRANCH LIBRARY
Asset # : 13284

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$34,200	5	\$200	
	Raceway								
	Conduit	40%			2030	\$13,300	1		
	Conduit	60%			2040	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2029	\$800	5		
	Molded Case Bkrs	40%			2029	\$6,300	5	\$100	
	Molded Case Bkrs	55%			2038	* *	5	\$100	
	Wiring								
	Braided Cloth	40%	2-4	\$11,700	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	40%			2030	\$11,700	1		
	Thermoplastic	20%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$16,000	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	55%			2030	\$41,200	10	\$3,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2030	\$22,500	10	\$1,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2030	\$7,500	10	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	5%			2030	\$2,600	10		
	Egress Lighting								
	Emergency, Battery	50%			2030	\$5,100	10	\$900	
	Exit, LED	50%			2045	* *	1		
	Exterior Lighting								
	HID	50%			2030	\$14,100	10		
	No Component	50%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2030	\$11,300	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside Of The Building							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm							

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
CORONA BRANCH LIBRARY
Asset # : 13284

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

Alarm

Fire/Smoke Detection

No Component

50%

Generic, Digital

50%

2030

\$38,800

1-3

\$2,200

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Furnace

100%

2030

\$16,500

1

\$3,500

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Rooftop Package Unit*

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2030

\$87,800

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 1 Unit. Roof*

Heat Rejection

Air Cooled Condenser

100%

2030

\$14,100

2

\$4,900

Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

0-2

\$3,200

LIFE

* *

2-5

\$3,900

*Insul. Deteriorating, Extent : Moderate, Area Affected : 30%**Location : Roof - Water Leaking To 1st Floor*

Exhaust Fans

Roof

100%

2030

\$11,600

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2040

* *

1

Water Heater

Gas Fired

100%

2028

\$4,300

2

\$100

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Sump Pump(s)

Submersible

100%

2023

\$200

4

\$200

Sewage Ejector(s)

Electric

100%

2025

\$2,000

4

\$400

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
CORONA BRANCH LIBRARY
Asset # : 13284

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	85%						
	Generic	15%		2040	* *	1-2	\$300	

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : DOUGLASTON / LITTLE NECK BRANCH LIBRARY
Address : 249-01 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : DL
Program / Asset # : QPL0D16.000 / 13285 **Yr Built/Renovated** : 1962 / 2010
Area Sq Ft : 7,600 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 18-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 8126 **Lot** : 87 **BIN** : 4169275

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$94,300	
Mechanical		\$292,300
Total	\$94,300	\$292,300
Importance Code A	\$94,300	\$58,000
Importance Code B		\$234,300
Total	\$94,300	\$292,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$12,200			
Interior Architecture	\$80,300	\$6,800	\$700	\$1,200
Electrical	\$800	\$700	\$900	\$700
Mechanical	\$3,300	\$2,200	\$1,400	\$2,000
Total	\$96,500	\$9,700	\$3,000	\$3,800
Importance Code A	\$12,600	\$400	\$400	\$400
Importance Code B	\$66,800	\$9,300	\$2,200	\$3,500
Importance Code C	\$17,100		\$400	
Total	\$96,500	\$9,700	\$3,000	\$3,800



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

QUEENS PUBLIC LIBRARY - 039
DOUGLASTON / LITTLE NECK BRANCH LIBRARY
Asset # : 13285

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%	0-2	\$94,300	LIFE	* *	5	\$9,800	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%								
	Location : West Facade On 249th Street								
	Painted Surfaces, Extent : Light, Area Affected : 25%								
	Location : West Facade								
	Vertical Cracks, Extent : Moderate, Area Affected : 10%								
	Location : West Facade, Chimney								
Windows									
	Aluminum	98%	Now	\$300	2046	* *	5	\$200	
	Broken/Missing Elements, Extent : Severe, Area Affected : 2%								
	Location : Work Room								
	Metal Louvers	2%			2039	* *	10		
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$700	LIFE	* *	5	\$400	
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Coping								
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : Coping								
	Masonry: Brick	92%	Now	\$11,100	LIFE	* *	5	\$900	
	Painted Surfaces, Extent : Moderate, Area Affected : 25%								
	Location : West Parapet								
	Spalling, Extent : Moderate, Area Affected : 20%								
	Location : East Parapet								
	Worn/Eroded, Extent : Moderate, Area Affected : 15%								
	Location : East Parapet								
	Pre-Cast Concrete	3%			LIFE	* *	5	\$400	
Roof									
	Modified Bitumen	100%			2038	* *	10	\$10,900	
Interior									
Floors									
	Carpet	45%			2031	* *	3	\$7,700	
	Carpet	15%	Now	\$23,000	2032	* *	3	\$2,600	
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Library Office Area								
	Cast in Place Concrete	10%			LIFE	* *	5	\$5,000	
	Ceramic Tile	5%			2043	* *	5	\$600	
	Vinyl Tile	25%	Now	\$25,600	2040	* *	3	\$1,100	
	Cracking/Crumbling, Extent : Severe, Area Affected : 100%								
	Location : Staff Room, Kitchen And Storage Area								

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

QUEENS PUBLIC LIBRARY - 039
DOUGLASTON / LITTLE NECK BRANCH LIBRARY
Asset # : 13285

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2043	**	5	\$900		
Concrete Masonry Unit	10%	4+	\$2,100	LIFE	**	5	\$700		
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement Storage Area									
Gypsum Board	75%			LIFE	**	5-10	\$22,400		
Masonry: Brick	10%			LIFE	**	10	\$500		
Ceilings									
AcousTileConcealSpLn	5%			2035	**	5	\$700		
AcousTileSusp.Lay-In	75%			2047	**	5	\$8,400		
AcousTileSusp.Lay-In	10%	Now	\$9,600	2050	**	5	\$600		
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Pantry									
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Pantry									
Staining/Discoloring, Extent : Severe, Area Affected : 25%									
Location : Pantry									
Gypsum Board	10%			LIFE	**	5-10	\$3,900		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2040	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	**				
On-Site Walkways									
Cast in Place Concrete	100%			2035	**				
Parking/Driveway									
Asphalt	100%			2033	**				
Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2040	**	5	\$200		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2040	**	5	\$200		
Raceway									
Conduit	100%			2040	**	1			
Panelboards									
Fused Disc Sw	50%			2038	**	5	\$100		
Molded Case Bkrs	50%			2038	**	5	\$100		

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

QUEENS PUBLIC LIBRARY - 039
DOUGLASTON / LITTLE NECK BRANCH LIBRARY

Asset # : 13285

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	100%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2035	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2030	\$8,100	10	\$700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	90%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2035	* *	10	\$900	
	Exit, Service	50%			2035	* *	1		
	Exterior Lighting								
	HID	30%			2030	\$9,100	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2038	* *	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Outside Perimeter							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$4,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2028	\$58,000	1	\$3,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
DOUGLSTON / LITTLE NECK BRANCH LIBRARY
Asset # : 13285

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	70%			2030	\$74,100	1	\$3,300	
	Convactor/Radiator	30%			2035	* *	1	\$700	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2028	\$160,100	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Ceiling					
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2030	\$15,200	2	\$5,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
	Exhaust Fans								
	Interior	100%			2030	\$26,800	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$4,600	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$1,100	4	\$200	

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : EAST ELMHURST BRANCH LIBRARY
Address : 95-05 ASTORIA BLVD.
Borough : QUEENS **Agency's Number** : EE
Program / Asset # : QPL0E17.000 / 13286 **Yr Built/Renovated** : 1972 / 2006
Area Sq Ft : 7,834 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 02-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1375 **Lot** : 1 **BIN** : 4032625

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$22,000		\$4,600
Interior Architecture	\$7,700	\$4,100	\$600	
Electrical	\$1,700	\$8,000	\$13,600	\$89,300
Mechanical	\$500	\$5,400	\$1,100	\$600
Total	\$9,800	\$39,400	\$15,300	\$94,500
Importance Code A	\$400	\$22,400	\$400	\$6,600
Importance Code B	\$8,700	\$17,000	\$14,900	\$87,900
Importance Code C	\$700			
Total	\$9,800	\$39,400	\$15,300	\$94,500



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

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

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

QUEENS PUBLIC LIBRARY - 039
EAST ELMHURST BRANCH LIBRARY
Asset # : 13286

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$13,800	
	Window Wall	15%			2044	**	5	\$9,100	
Windows									
	Aluminum	100%			2040	**	5	\$1,500	
Roof									
	Modified Bitumen	100%			2032	**	10	\$22,000	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior									
Floors									
	Carpet	70%			2025	\$110,800	3	\$12,300	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
	Ceramic Tile	5%			2033	**	5	\$600	
	Vinyl Tile	20%			2032	**	3	\$900	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	10%			LIFE	**	5	\$500	
	Folding Partition	5%			2046	**	5	\$1,500	
	Glass: Single Pane	10%			LIFE	**	5	\$900	
	Gypsum Board	75%			LIFE	**	5	\$5,200	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Ceilings									
	AcousTileConcealSpLn	95%			2041	**	5	\$13,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Exposed Struc: Steel	5%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2024	\$1,600	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 400 Amperes									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2024	\$34,200	5	\$200	
Raceway									
Conduit		80%			2024	\$26,500	1		
Conduit		20%			2034	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
EAST ELMHURST BRANCH LIBRARY
Asset # : 13286

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	80%			2023	\$12,700	5	\$200	
	Molded Case Bkrs	20%			2032	* *	5		
Wiring									
	Thermoplastic	80%			2024	\$23,500	1		
	Thermoplastic	20%			2034	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	80%			2032	* *	10	\$5,700	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2032	* *	10	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Lighting								
	Fluorescent	15%			2032	* *	10	\$1,100	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
	Emergency, Battery	20%			2024	\$2,200	10	\$400	
	Exit, Service	80%			2021	\$900	1		
Exterior Lighting									
	HID	100%			2032	* *	10		
Alarm									
Security System									
	Generic	100%			2032	* *	1	\$2,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic	100%			2032	* *	1-3	\$4,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors								

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2044	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
EAST ELMHURST BRANCH LIBRARY
Asset # : 13286

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2032	* *	1	\$3,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Rooftop Package Unit						
	Terminal Devices								
	Convactor/Radiator	30%			2037	* *	1	\$800	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Ext Pkg Unit -	100%			2032	* *	2	\$500	
	Heating/Cooling								
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Rooftop Package Unit, R-410a Refrigerant						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,400	
	Exhaust Fans								
	Roof	100%			2032	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$4,700	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : EAST FLUSHING BRANCH LIBRARY
Address : 196-36 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : EF
Program / Asset # : QPL0E18.000 / 13287 **Yr Built/Renovated** : 1977 / 2007
Area Sq Ft : 6,250 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5520 **Lot** : 18 **BIN** : 4124564

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$60,200	
Interior Architecture		\$71,500
Mechanical		\$122,000
Total	\$60,200	\$193,500
Importance Code A	\$60,200	
Importance Code B		\$193,500
Total	\$60,200	\$193,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,400		\$1,400	
Interior Architecture	\$16,700		\$4,200	\$1,200
Electrical	\$6,700	\$500	\$700	\$600
Mechanical	\$26,700	\$2,100	\$1,600	\$2,000
Site Enclosure	\$800			
Site Pavements	\$600			
Total	\$60,000	\$2,600	\$7,800	\$3,800
Importance Code A	\$32,300	\$300	\$1,700	\$300
Importance Code B	\$14,400	\$2,300	\$6,100	\$3,500
Importance Code C	\$13,300			
Total	\$60,000	\$2,600	\$7,800	\$3,800



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

QUEENS PUBLIC LIBRARY - 039
EAST FLUSHING BRANCH LIBRARY
Asset # : 13287

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$60,200	LIFE	**	5	\$9,400	
Spalling, Extent : Severe, Area Affected : 5%									
Location : Base Of Building At Front Facade And Side Yard Base									
	Window Wall	10%			2050	**	5	\$3,900	
Windows									
	Aluminum	100%			2038	**	5	\$2,500	
Parapets									
	Masonry: Brick	90%	Now	\$7,700	LIFE	**	5	\$1,300	
Spalling, Extent : Severe, Area Affected : 10%									
Location : Exterior Face Of Parapet Walls									
	Masonry: Limestone	5%			LIFE	**	5-10	\$900	
	Metal: Cage/Fence	2%			2043	**	5-10	\$200	
	No Component	3%							
Roof									
	Modified Bitumen	100%			2035	**	10	\$17,500	
Ponding, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Other Observation, Extent : Moderate, Area Affected : 2%									
Location : Main Roof									
Explanation : Clogged Drain									
Soffits									
	Aluminum Sunshades	75%			2033	**	10		
	Stucco Cement	25%			2035	**	5		
Interior									
Floors									
	Cast in Place Concrete	10%			LIFE	**	5	\$4,100	
	Ceramic Tile	5%			2039	**	5	\$500	
	Vinyl Tile	85%			2030	\$71,500	3	\$4,000	
Interior Walls									
	Concrete Masonry Unit	40%			LIFE	**	5	\$4,700	
	Glass: Single Pane	5%			LIFE	**	5	\$1,100	
	Gypsum Board	55%			LIFE	**	5-10	\$13,800	
Ceilings									
	AcousTileSusp.Lay-In	90%			2043	**	5	\$8,400	
	Exposed Struc: Steel	10%			LIFE	**	10	\$1,900	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%	2-4	\$800	2050	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%									
Location : Left Side And Rear Of Building									
Free Standing Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
EAST FLUSHING BRANCH LIBRARY
Asset # : 13287

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	2-4	\$600	2043	**
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>					
<i>Location : Side Yard</i>					

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$1,600	5		\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Rating Available.</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$34,200	5		\$200
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Raceway

Conduit	100%			2030	\$33,200	1		
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Panelboards

Molded Case Bkrs	90%			2029	\$14,200	5		\$100
Molded Case Bkrs	10%			2046	* *	5		

Wiring

Braided Cloth	20%	2-4	\$5,900	2055	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Electrical, Mechanical Rooms

Thermoplastic	80%			2030	\$23,500	1		
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Motor Controllers

Locally Mounted	100%			2028	\$16,000	5		
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$200
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Lighting

Interior Lighting

Fluorescent	1%			2025	\$700	10		\$100
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Mechanical Room

LED	99%			2038	* *			
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Egress Lighting

Emergency, Battery	50%			2035	* *	10		\$800
Exit, Service	50%			2035	* *	1		

Exterior Lighting

Fluorescent	25%			2025	\$5,300	10		\$100
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Front And Side Of The Building

HID	5%			2025	\$1,200	10		
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No Component	70%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
EAST FLUSHING BRANCH LIBRARY
Asset # : 13287

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

Alarm

Security System

No Component

30%

Generic

70%

2038

* *

1

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas, Front And Side Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$3,900

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

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

0-2

\$23,900

2050

* *

1

\$2,800

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : One Unit In Boiler Room*

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$500

Terminal Devices

Convactor/Radiator

40%

2035

* *

1

\$800

No Component

60%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Air Conditioning Units**Explanation : Air Handler Is Covered Under Air Conditioning Section***Air Conditioning**

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating

100%

2030

\$52,600

1

\$2,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 1 Unit. Roof*

Terminal Devices

Air Handler/Cool/Ht

100%

2025

\$69,500

1

\$3,900

Heat Rejection

Air Cooled Condenser

100%

2030

\$12,500

2

\$4,400

Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$5,500

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
EAST FLUSHING BRANCH LIBRARY
Asset # : 13287

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	50%		2025	\$11,000	2	\$100	
	Roof	50%		2025	\$5,100	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2040	* *	1		
	Water Heater							
	Gas Fired	100%		2028	\$3,800	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : ELMHURST BRANCH LIBRARY
Address : 86-01 BROADWAY @51 ST AVE.
Borough : QUEENS **Agency's Number** : E
Program / Asset # : QPL0006.000 / 14553 **Yr Built/Renovated** :
Area Sq Ft : 31,436 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 28-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1837 **Lot** : 1 **BIN** : 4045226

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$398,500
Mechanical		\$993,700
Total		\$1,392,300
Importance Code A		\$398,500
Importance Code B		\$993,700
Total		\$1,392,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,900			
Interior Architecture		\$32,300		\$6,600
Electrical	\$900	\$1,200	\$900	\$30,400
Mechanical	\$16,400	\$3,900	\$15,300	\$22,900
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$32,100	\$45,300	\$24,100	\$67,800
Importance Code A	\$18,900	\$1,600	\$1,600	\$1,600
Importance Code B	\$13,200	\$43,700	\$22,500	\$66,100
Importance Code C				
Total	\$32,100	\$45,300	\$24,100	\$67,800



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

QUEENS PUBLIC LIBRARY - 039
ELMHURST BRANCH LIBRARY
Asset # : 14553

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	50%			LIFE	**	5	\$254,600	
	Masonry: Brick	5%			LIFE	**	5	\$3,300	
	Metal, Corrugated	5%			2055	**	1		
	Metal Panel	10%			2055	**	5-10	\$44,800	
	Window Wall	30%			2055	**	5	\$73,300	
Windows									
	Aluminum	100%			2051	**	5	\$8,200	
Parapets									
	Cast Stone/Terra Cotta	20%			LIFE	**	5	\$6,000	
	Concrete Masonry Unit	70%			LIFE	**	5	\$3,100	
	Metal Rail	10%			2046	**	5-10	\$7,000	
Roof									
	Green, Roof Inaccessible	20%			LIFE	**			
	IRMA/Protected Membrane	80%			2037	**	10	\$70,600	
Soffits									
	Metal Panel	100%			2055	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$30,900	
	Sheet Vinyl/Rubber	55%			2037	**	5	\$38,800	
	Wood	15%			2064	**	5	\$13,200	
Interior Walls									
	Cast Stone/Terra Cotta	2%			LIFE	**			
	Folding Partition	1%			2045	**	5	\$1,200	
	Gypsum Board	75%			LIFE	**	5	\$21,100	
	Masonry: Brick	2%			LIFE	**			
	Metal Panel	10%			LIFE	**			
	Plywood/Hardboard	5%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Composite Plastic Product At Entrances To Library Spaces									
	Wood	5%			LIFE	**	5	\$9,400	
Ceilings									
	AcousTileSusp.Lay-In	55%			2042	**	5	\$25,900	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$11,800	
	Metal Panel	10%			LIFE	**	5	\$5,900	
	Plywood/Hardboard	5%			2055	**	1		
Other Observation, Extent : Light, Area Affected : 5%									
Location : Interior Entrances To Library Rooms									
Explanation : Composite Plastic Material Used As Soffits									
	Wood	5%			LIFE	**	5	\$20,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2073	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
ELMHURST BRANCH LIBRARY
Asset # : 14553

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

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%		2073	**
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2042	**
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On-Site Walkways

Cast in Place Concrete	90%		2046	**
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Pavers/Stone	10%		2042	**
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Activity Yard

Pavers/Stone	100%		2038	**
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Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2049	**	5	\$100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2500 Amperes Main Service Switch*

Switchgear / Switchboard

Fused Disc Sw	10%		2049	**	5	
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Molded Case Bkrs	90%		2055	**	5	\$700
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Raceway

Conduit	100%		2049	**	1	
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Panelboards

Fused Disc Sw	10%		2045	**	5	\$100
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Molded Case Bkrs	90%		2045	**	5	\$700
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Wiring

Thermoplastic	100%		2049	**	1	
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Motor Controllers

Locally Mounted	100%		2042	**	5	\$200
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$500
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Lighting

Interior Lighting

Fluorescent	95%		2034	**	10	\$27,400
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

Fluorescent	5%		2034	**	10	\$1,400
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout*

Egress Lighting

Emergency, Battery	50%		2029		10	\$3,800
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Exit, LED	50%		2057	**	1	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
ELMHURST BRANCH LIBRARY
Asset # : 14553

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	20%			2034	**	10	\$600	
	LED	2%			2034	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Media Center								
	Explanation : LED Lighting Observed								
	No Component	78%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	**	1	\$3,500	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2034	**	1-3	\$5,800	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$12,000	2034	**	1	\$14,000	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : No Makeup Air Or Ventilation In Mechanical Room								
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$2,300	
	Terminal Devices								
	Air Handler	100%			2029	\$438,000	1	\$19,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Ext Pkg Unit -	80%			2029	\$312,000	2	\$1,500	
	Heating/Cooling								
	Split Unit	20%			2029	\$133,000			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$40,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,500	
	No Component	80%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
ELMHURST BRANCH LIBRARY
Asset # : 14553

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	100%		2029	\$110,800	2	\$1,000	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2039	* *	1		
	Water Heater							
	Gas Fired	100%		2024	\$19,000	2	\$500	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sewage Ejector(s)							
	Electric	100%		2029	\$9,000	4	\$1,900	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : All Floors							
	Explanation : 2 Elevators							
	Escalators							
	Not Accessible	100%						
Fire Suppression								
	Sprinkler							
	No Component	50%						
	Generic	50%		2049	* *	1-2	\$4,400	

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

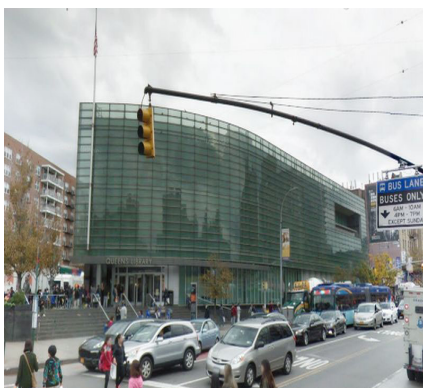
Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : FLUSHING BRANCH LIBRARY
Address : 41-17 MAIN STREET @ KISSENA BLVD.
Borough : QUEENS **Agency's Number** : F
Program / Asset # : QPL0002.000 / 4200 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 58,353 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3
Block : 5043 **Lot** : 11 **BIN** : 4114282

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$661,100
Interior Architecture		\$232,000
Electrical		\$537,300
Mechanical	\$50,900	\$2,736,100
Total	\$50,900	\$4,166,500
Importance Code A		\$661,100
Importance Code B	\$50,900	\$3,469,900
Importance Code C		\$35,500
Total	\$50,900	\$4,166,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,800	\$23,500		\$9,700
Interior Architecture	\$4,700	\$23,500	\$4,600	\$200
Electrical	\$8,300	\$10,100	\$5,800	\$16,000
Mechanical	\$42,700	\$16,700	\$35,900	\$37,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$70,500	\$81,800	\$54,200	\$71,700
Importance Code A	\$9,700	\$26,400	\$2,900	\$12,800
Importance Code B	\$60,800	\$55,400	\$48,900	\$58,900
Importance Code C			\$2,500	
Total	\$70,500	\$81,800	\$54,200	\$71,700



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	20%			LIFE	**	5	\$9,300	
	Metal/Glass Curt Wall	45%			LIFE	**	5	\$39,300	
	Metal Panel	3%			2049	**	5-10	\$9,600	
	Metal Coiling Doors	3%			2042	**	5	\$4,400	
	Granite Panels	27%			LIFE	**	5	\$9,400	
	Window Wall	2%			2049	**	5	\$3,500	
Windows									
	Aluminum	98%			2045	**	5	\$22,200	
	Metal Louvers	2%			2038	**	10	\$2,800	
Parapets									
	Masonry: Brick	5%			LIFE	**	5	\$300	
	Metal/Glass Curt Wall	50%			2049	**	5	\$10,800	
	Metal Rail	35%			2042	**	5-10	\$35,100	
	Granite Panels	10%	Now	\$6,800	LIFE	**	5	\$600	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Coping								
Roof									
	Built-Up (BUR)	90%			2029	\$581,300	10	\$40,500	
	Plaza Roof: Stone Panels	8%			2049	**			
	Skylight, Plastic	2%			2042	**	1		
Soffits									
	Metal Panel	40%			2049	**	5-10		
	Stucco Cement	60%			2042	**	5		
Interior									
Floors									
	Carpet	30%			2028	\$353,800	3	\$39,300	
	Cast in Place Concrete	10%			LIFE	**	5	\$19,100	
	Ceramic Tile	5%			2038	**	5	\$4,400	
	Granite Panels	30%			LIFE	**	5	\$19,700	
	Vinyl Tile	18%			2034	**	3	\$5,900	
	Vinyl Tile	2%	Now	\$4,700	2034	**	3	\$700	
	Patching Evident, Extent : Moderate, Area Affected : 20%								
	Location : Treads On Main Stairs								
	Worn/Eroded, Extent : Moderate, Area Affected : 20%								
	Location : Treads On Main Stairs								
	Wood	5%			2057	**	5	\$8,200	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$4,900	
	Concrete Masonry Unit	15%			LIFE	**	5	\$5,900	
	Glass: Single Pane	10%			LIFE	**	5	\$7,400	
	Gypsum Board	60%			LIFE	**	5	\$35,500	
	Metal Panel	5%			LIFE	**			
	Wood	5%			LIFE	**	5	\$19,700	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$8,700	
Exposed Concrete	10%			LIFE	**	5	\$1,400	
Gypsum Board	20%			LIFE	**	5	\$21,800	
Metal Panel	15%			LIFE	**	5	\$16,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : Suspension Panels								
Metal Panel	25%			LIFE	**	5	\$27,300	
Wood	20%			LIFE	**	5	\$152,800	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2049	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Planter Area By Entry								
Explanation : This Is Actually Granite Clad Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Masonry: Granite	100%			LIFE	**			
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2049	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4000 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2049	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Transformers								
Dry Type	100%			2042	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 3rd Floor Mechanical Room								
Explanation : Two 75 Kilovolt-ampere, 208v Pri - 480/266v Sec								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	100%			2049	**	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2045	**	5	\$100	
	Molded Case Bkrs	90%			2045	**	5	\$1,400	
Wiring									
	Thermoplastic	100%			2049	**	1		
Motor Controllers									
	Locally Mounted	10%			2042	**	5		
	Motor Control Center	90%			2042	**	5	\$1,400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$18,000	
Generators									
	Diesel	100%	Now	\$3,900	2032	**	1	\$20,300	
	Not in Service, Extent : Moderate, Area Affected : 5%								
	Location : Rooftop								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : One 230 Kilowatt Does Not Operate Due To Fuel Leak								
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$2,200	
Fuel Storage									
	Day Tank	50%	Now	\$900	2037	**	5	\$2,700	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Roof								
	Explanation : 75 Gallon Tank Leaks								
	Main Tank	50%			2057	**	5	\$900	
	Other Observation, Extent : Light, Area Affected : 95%								
	Location : Basement								
	Explanation : 3000 Gallon Tank								
Lighting									
Interior Lighting									
	Fluorescent	80%			2029	\$494,500	10	\$42,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	18%			2034	**	10	\$9,600	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Incandescent	2%			2034	**	2		
Egress Lighting									
	Emergency, Service	60%			2034	**	1		
	Exit, LED	40%			2057	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	5%			2034	* *	10	\$300	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Outside Perimeter							
	HID	15%			2034	* *	10		
	No Component	80%							
Alarm									
	Security System								
	No Component	65%							
	Generic	35%			2034	* *	1	\$7,600	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2034	* *	1-3	\$10,800	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Interruptible Gas/Dual Fuel	100%			2039	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2034	* *	1	\$28,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units - Providing Chilled Water Also							
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	* *	4	\$4,300	
	Terminal Devices								
	Air Handler	60%			2029	\$487,800	1	\$21,700	
	Convactor/Radiator	30%			2034	* *	1	\$5,700	
	Unit Heater - Steam	10%			2024	\$20,700	4	\$500	
Air Conditioning									
	Energy Source								
	Natural Gas	100%			2039	* *	1		
	Conversion Equipment								
	Absorption	99%			2029	\$1,185,000	1	\$62,500	
	Chiller/Direct Fire								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room, Basement							
		Explanation : 2 Combination Heater - Chiller Units							
	Split Unit	1%			2029	\$12,300			
	Distribution								
	CW & CHW Wtr Pipe/Pump	100%			2039	* *	4	\$2,900	

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	\$648,400	1	\$36,100	
	Heat Rejection								
	Water Cooling Tower	100%	Now	\$21,900	2027	\$219,400	2	\$47,000	
		Damaged, Extent : Severe, Area Affected : 10%							
		Location : Roof Polyvinyl Chloride Piping							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,500	
	Exhaust Fans								
	Interior	95%			2029	\$195,400	2	\$1,700	
	Roof	5%			2029	\$4,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Electric	100%			2024	\$50,900	4	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$16,700	4	\$3,500	
	Backflow Preventer								
	No Component	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Water Service Room							
		Explanation : Domestic Service							
	Generic	50%			2029	\$7,300	1	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Sprinkler Room							
		Explanation : Fire Service							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : C, M, L, 1st To 3rd Floor							
		Explanation : Two Units							

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2049	* *	1-2	\$16,400	

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Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : FOREST HILLS BRANCH LIBRARY
Address : 108-19 71ST AVE.
Borough : QUEENS **Agency's Number** : FH
Program / Asset # : QPL0F22.000 / 13290 **Yr Built/Renovated** : 1958 / 2001
Area Sq Ft : 21,941 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 28-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2223 **Lot** : 54 **BIN** : 4052345

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$229,000	
Electrical		\$304,500
Mechanical		\$290,400
Total	\$229,000	\$594,900
Importance Code A	\$229,000	
Importance Code B		\$594,900
Total	\$229,000	\$594,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$20,000			\$6,500
Interior Architecture	\$13,800	\$3,300		\$7,700
Electrical	\$19,800	\$900	\$1,000	\$1,000
Mechanical	\$6,300	\$4,700	\$14,600	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$63,800	\$12,800	\$19,500	\$22,300
Importance Code A	\$21,100	\$1,100	\$1,100	\$7,600
Importance Code B	\$42,700	\$10,300	\$18,400	\$14,700
Importance Code C		\$1,500		
Total	\$63,800	\$12,800	\$19,500	\$22,300



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QUEENS PUBLIC LIBRARY - 039
FOREST HILLS BRANCH LIBRARY
Asset # : 13290

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$181,200	LIFE	**	5	\$28,400	
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Main Entrance							
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : East Facade							
Masonry: Limestone	5%	Now	\$20,000	LIFE	**	5	\$1,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
	Location : Window Sills							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Window Sills							
Granite Panels	3%			LIFE	**	5	\$800	
Window Wall	10%			2039	**	5	\$13,000	
Windows								
Aluminum	97%			2045	**	5	\$2,100	
Metal Louvers	3%			2038	**	10	\$400	
Parapets								
Masonry: Brick	95%	4+	\$47,800	LIFE	**	5	\$3,900	
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Interior Face							
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Modified Bitumen	100%			2037	**	10	\$23,800	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	50%			2030	\$207,600	3	\$30,800	
Cast in Place Concrete	7%			LIFE	**	5	\$4,700	
Ceramic Tile	3%			2042	**	5	\$900	
Terrazzo	5%			LIFE	**	5	\$1,200	
Vinyl Tile	35%			2034	**	3	\$4,000	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$2,900	
Concrete Masonry Unit	25%			LIFE	**	5	\$5,800	
Gypsum Board	25%			LIFE	**	5	\$8,800	
Plaster	40%			LIFE	**	5	\$7,000	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	40%			2046	**	5	\$12,300	
Plaster	60%			LIFE	**	5	\$11,500	

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QUEENS PUBLIC LIBRARY - 039
FOREST HILLS BRANCH LIBRARY
Asset # : 13290

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

Site Enclosure

Fence/Gates

Aluminum Rail	20%			2034		* *	5-10		
Iron Picket	80%			2049		* *			

Free Standing Walls

Masonry: Brick	100%			2039		* *			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2034		* *			
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On-Site Walkways

Cast in Place Concrete	100%			2034		* *			
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Activity Yard

Cast in Place Concrete	100%			2034		* *			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029		\$2,700	5	\$100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : No Nameplate Rating Available

Switchgear / Switchboard

Molded Case Bkrs	100%			2029		\$34,200	5	\$600	
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Raceway

Conduit	90%			2039		* *	1		
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Conduit	10%	4+	\$100	2039		* *	1		
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Corroded, Extent : Moderate, Area Affected : 2%

Location : Rooftop

Panelboards

Fused Disc Sw	20%			2028		\$4,700	5	\$100	
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Molded Case Bkrs	20%			2037		* *	5	\$100	
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Molded Case Bkrs	60%			2028		\$14,200	5	\$300	
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Wiring

Braided Cloth	65%	4+	\$19,100	2054		* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	35%			2039		* *	1		
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Motor Controllers

Locally Mounted	10%			2027		\$4,800	5		
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Motor Control Center	90%			2027		\$10,600	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$300	
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Lighting

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QUEENS PUBLIC LIBRARY - 039
FOREST HILLS BRANCH LIBRARY
Asset # : 13290

Electrical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
	Interior Lighting							
	Fluorescent	90%		2029	\$209,200	10	\$18,100	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Fluorescent	10%		2029	\$23,200	10	\$2,000	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
	Egress Lighting							
	Emergency, Battery	50%		2029	\$15,700	10	\$2,600	
	Exit, Battery	50%		2029	\$5,300	10	\$700	
	Exterior Lighting							
	HID	10%		2029	\$8,800	10		
	No Component	90%						
Alarm								
	Security System							
	No Component	70%						
	Generic	30%		2029	\$21,100	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only</i>						
	Fire/Smoke Detection							
	No Component	70%						
	Generic, Analog	30%		2029	\$72,100	1-3	\$4,100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Light, Manual Pull Station And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
	Energy Source							
	Natural Gas	100%		2049	**	1		
	Conversion Equipment							
	Hot Water Boiler	100%		2034	**	1	\$10,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
	Distribution							
	Hot Wtr Piping/Pump	100%		2037	**	4	\$1,600	
	Terminal Devices							
	Air Handler	60%		2029	\$183,400	1	\$8,100	
	Convactor/Radiator	40%		2034	**	1	\$2,800	
Air Conditioning								
	Energy Source							
	Electricity	100%		2045	**	1		

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QUEENS PUBLIC LIBRARY - 039
FOREST HILLS BRANCH LIBRARY
Asset # : 13290

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	40%			2034	**			
	No Component	60%							
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$28,500	
Terminal Devices									
	Air Handler/Cool/Ht	70%			2029	\$68,300	1	\$9,500	
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	70%			2029	\$12,300	2	\$10,700	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,200	
Exhaust Fans									
	Interior	50%			2029	\$38,700	2	\$300	
	Roof	50%			2029	\$18,000	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2039	**	1		
	Galvanized Steel	20%			2034	**	1		
Water Heater									
	Gas Fired	100%			2027	\$13,300	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2022	\$700	4	\$700	
Sewage Ejector(s)									
	Electric	100%			2034	**	4	\$1,300	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement To 2nd Floor								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2039	**	1-2	\$1,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : GLEN OAKS BRANCH LIBRARY
Address : 256-04 UNION TURNPIKE
Borough : QUEENS **Agency's Number** : GK
Program / Asset # : QPL0G24.000 / 13291 **Yr Built/Renovated** : 2012 /
Area Sq Ft : 18,000 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 12-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8693 **Lot** : 10 **BIN** : 4177530

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$39,800
Total		\$39,800
Importance Code A		\$39,800
Total		\$39,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$2,600		
Interior Architecture		\$4,500	\$4,300	
Electrical	\$300	\$800	\$300	\$300
Mechanical	\$4,100	\$3,300	\$5,200	\$3,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$8,400	\$15,000	\$13,700	\$8,000
Importance Code A	\$900	\$3,500	\$900	\$900
Importance Code B	\$7,500	\$11,100	\$12,800	\$7,100
Importance Code C		\$400		
Total	\$8,400	\$15,000	\$13,700	\$8,000



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

QUEENS PUBLIC LIBRARY - 039
GLEN OAKS BRANCH LIBRARY
Asset # : 13291

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

Exterior

Exterior Walls

Cement-Fiber Panel	75%		2037	**	10	\$39,800			
Metal/Glass Curt Wall	25%		LIFE	**	5	\$8,000			

Parapets

Metal Panel	100%		2057	**	5	\$5,100			
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Roof

Modified Bitumen	100%		2037	**	10	\$12,800			
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Interior

Floors

Carpet	60%		2029		\$115,300	3	\$12,800		
Ceramic Tile	5%		2042	**	5	\$700			
Sheet Vinyl/Rubber	35%		2037	**	5	\$7,500			

Interior Walls

Ceramic Tile	5%		2042	**	5	\$800			
Gypsum Board	45%		LIFE	**	5	\$4,400			
No Component	50%								

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

Location : Throughout

Explanation : Exterior Glass Wall

Ceilings

Embossed Metal	100%		LIFE	**	5	\$6,300			
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2057	**	5	\$100			
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 1200 Amperes Main Disconnect Switch

Switchgear / Switchboard

Fused Disc Sw	100%		2057	**	5	\$100			
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Raceway

Conduit	100%		2057	**	1				
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Panelboards

Fused Disc Sw	5%		2052	**	5				
Molded Case Bkrs	95%		2052	**	5	\$500			

Wiring

Thermoplastic	100%		2057	**	1				
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Motor Controllers

Locally Mounted	100%		2047	**	5	\$100			
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$300			
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
GLEN OAKS BRANCH LIBRARY
Asset # : 13291

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2037	**	10	\$14,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2037	**	10	\$1,700	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$2,200	
	Exit, LED	50%			2067	**	1		
Exterior Lighting									
	HID	100%			2037	**	10	\$100	
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	**	1	\$1,300	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2037	**	1-3	\$2,200	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2047	**	1	\$8,900	
	Distribution								
	Hot Wtr Piping/Pump	100%			2052	**	4	\$900	
	Terminal Devices								
	Air Handler	80%			2037	**	1	\$8,900	
	Convactor/Radiator	20%			2047	**	1	\$1,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$1,100	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2037	**	1	\$11,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,000	

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

QUEENS PUBLIC LIBRARY - 039
GLEN OAKS BRANCH LIBRARY
Asset # : 13291

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2037	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$10,900	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2037	* *	4	\$1,100	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2057	* *	1-2	\$2,000	

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : GLENDALE BRANCH LIBRARY
Address : 78-60 73RD PL.
Borough : QUEENS **Agency's Number** : GL
Program / Asset # : QPL0G25.000 / 13292 **Yr Built/Renovated** : 1935 / 2008
Area Sq Ft : 10,134 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 09-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m
Block : 3696 **Lot** : 47 **BIN** : 4090100

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$177,700	
Interior Architecture	\$63,200	\$40,900
Electrical	\$40,500	\$5,400
Mechanical	\$81,100	\$65,100
Site Enclosure	\$35,200	
Total	\$397,600	\$111,300
Importance Code A	\$177,700	
Importance Code B	\$184,700	\$111,300
Importance Code C	\$35,200	
Total	\$397,600	\$111,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,500			\$500
Interior Architecture	\$3,900	\$600	\$1,100	\$85,000
Electrical	\$10,300	\$400	\$33,300	\$300
Mechanical	\$1,700	\$1,800	\$19,600	\$1,600
Site Enclosure	\$800			
Site Pavements	\$500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$28,800	\$6,600	\$58,000	\$91,300
Importance Code A	\$8,500	\$1,000	\$1,100	\$1,500
Importance Code B	\$19,200	\$5,600	\$56,800	\$89,800
Importance Code C	\$1,000			
Total	\$28,800	\$6,600	\$58,000	\$91,300



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

QUEENS PUBLIC LIBRARY - 039
GLENDAL BRANCH LIBRARY
Asset # : 13292

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	90%	Now	\$122,000	LIFE	**	5	\$19,100	1	
	Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
	Location : Various								
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Northwest Corner, Chimney								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Rusting Masonry Supt, Extent : Severe, Area Affected : 25%								
	Location : At Window Openings Throughout								
Masonry: Limestone	5%			LIFE	**	5	\$800		
Stucco Cement	5%	Now	\$6,500	2033	**	5	\$1,300		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
	Location : South Wall Above Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : South Wall Above Roof								
Windows									
Aluminum	90%			2036	**	5	\$2,100		
Aluminum	10%			2050	**	5	\$200		
Parapets									
Masonry: Brick	95%			LIFE	**	5	\$4,500		
Metal Panel	5%			2054	**	5	\$900		
Roof									
Asphalt Shingle	5%			2037	**	10	\$100		
Clay Tile	20%			2038	**	10	\$2,600		
Modified Bitumen	75%	0-2	\$55,700	2033	**			1	
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Main Roof								
Interior									
Floors									
Carpet	40%			2024	\$81,900	3	\$12,100		
Carpet	15%			2029	\$30,700	3	\$3,400		
Cast in Place Concrete	10%			LIFE	**	5	\$3,300		
Ceramic Tile	5%			2031	**	5	\$800		
Vinyl Tile	30%			2028	\$40,900	3	\$1,700		
Interior Walls									
Gypsum Board	10%			LIFE	**	5	\$600		
Plaster	5%	Now	\$500	LIFE	**	5	\$200		
	Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
	Location : Roof Stair, Main Library At Windows								
	Water Penetration, Extent : Moderate, Area Affected : 20%								
	Location : Roof Stair, Main Library At Windows								
Plaster	70%			LIFE	**	5	\$2,300		
Wood	15%			LIFE	**	5	\$6,500		

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
GLENDALÉ BRANCH LIBRARY
Asset # : 13292

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%			2045	**	5	\$1,500	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Childrens Reading Area					
	Exposed Struc: Wood	15%			LIFE	**			
	Plaster	75%	0-2	\$63,200	LIFE	**	5	\$7,100	
				Cracking/Crumbling, Extent : Severe, Area Affected : 20%					
				Location : Library Area, Mezzanine & Various					
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	2-4	\$35,200	2054	**			
				Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
				Location : Various					
				Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%					
				Location : Various					
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$800	2048	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Various					
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : Various					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	90%	2-4	\$300	2041	**			
				Loose/Delam Surface, Extent : Severe, Area Affected : 5%					
				Location : Myrtle Ave					
	Masonry: Granite	10%	4+	\$200	LIFE	**			
				Caulking Deteriorated, Extent : Severe, Area Affected : 100%					
				Location : Main Entry Steps					

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2028	\$1,600	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$34,200	5	\$300	
	Raceway								
	Conduit	80%			2028	\$26,500	1		
	Conduit	20%			2048	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
GLENDAL BRANCH LIBRARY
Asset # : 13292

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2044	**	5		
	Molded Case Bkrs	80%			2027	\$12,700	5	\$200	
	Molded Case Bkrs	15%			2044	**	5		
Wiring									
	Thermoplastic	80%			2028	\$23,500	1		
	Thermoplastic	20%			2048	**	1		
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,100	LIFE	**	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	85%			2038	**	10	\$7,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2028	\$5,400	10	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Compact Fluorescent Lighting									
	Fluorescent	10%			2033	**	10	\$900	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Childrens Room									
Egress Lighting									
	Emergency, Battery	50%			2023	\$7,200	10	\$1,200	
	Exit, LED	5%			2068	**	1		
	Exit, Service	45%			2023	\$700	1		
Exterior Lighting									
	HID	100%			2023	\$40,500	10		
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2023	\$22,700	1	\$2,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion Alarm Only									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	**	1		

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

QUEENS PUBLIC LIBRARY - 039
GLENDAL BRANCH LIBRARY
Asset # : 13292

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2033	* *	1	\$10,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit						
Distribution									
	Central Plant Steam	100%			2038	* *	4	\$800	
	Piping/Pmp								
Terminal Devices									
	Convactor/Radiator	100%			2033	* *	1	\$3,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit -	80%			2028	\$65,100	2	\$500	
	Cooling		R-22 Refrigerant, Extent : Light, Area Affected : 80%						
			Location : Roof						
	Split Unit	20%			2023	\$42,900			
			R-22 Refrigerant, Extent : Light, Area Affected : 20%						
			Location : Basement						
Terminal Devices									
	Fan Coil - 2 Pipe	20%			2023	\$38,200	1	\$700	
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2023	\$10,900	2	\$1,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,700	
Exhaust Fans									
	Roof	30%			2033	* *	2	\$100	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
Water Heater									
	Gas Fired	100%			2023	\$6,100	2	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2028	\$1,500	4	\$200	

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

QUEENS PUBLIC LIBRARY - 039
GLENDALÉ BRANCH LIBRARY
Asset # : 13292

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Backflow Preventer								
No Component	90%							
Generic	10%			2028	\$300	1	\$100	
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Boiler Room							
	Explanation : Boiler Only							
Fixtures								
Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : HILLCREST BRANCH LIBRARY
Address : 187-05 UNION TURNPIKE
Borough : QUEENS **Agency's Number** : H
Program / Asset # : QPL0H26.000 / 13293 **Yr Built/Renovated** : 1980 / 2006
Area Sq Ft : 7,598 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7204 **Lot** : 40 **BIN** : 4155032

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$103,500	
Electrical		\$76,500
Mechanical		\$197,200
Total	\$103,500	\$273,700
Importance Code A	\$103,500	\$40,600
Importance Code B		\$233,000
Total	\$103,500	\$273,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$28,200			
Interior Architecture	\$15,100		\$3,900	\$400
Electrical	\$7,000	\$600	\$800	\$700
Mechanical	\$4,200	\$1,100	\$2,300	\$1,000
Site Pavements	\$6,900			
Total	\$61,400	\$1,700	\$6,900	\$2,100
Importance Code A	\$28,600	\$400	\$400	\$400
Importance Code B	\$27,400	\$1,300	\$6,600	\$1,500
Importance Code C	\$5,400			\$200
Total	\$61,400	\$1,700	\$6,900	\$2,100



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

QUEENS PUBLIC LIBRARY - 039
HILLCREST BRANCH LIBRARY
Asset # : 13293

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$18,200	
	Masonry: Limestone	25%	4+	\$17,600	LIFE	**	5	\$2,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : All Facades								
Windows									
	Aluminum	100%	2-4	\$1,200	2038	**	5	\$700	
	Hardware Missing, Extent : Moderate, Area Affected : 2%								
	Location : Meeting Room								
Parapets									
	Metal Panel	50%			2050	**	5	\$1,900	
	Metal Panel	50%			2050	**	5	\$1,900	
Roof									
	Modified Bitumen	100%	Now	\$103,500	2035	**			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : North And East Sides								
	Seams Open/Split, Extent : Moderate, Area Affected : 20%								
	Location : North And East Sides								
Soffits									
	Stucco Cement	100%	4+	\$300	2043	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Union Turnpike								
Interior									
Floors									
	Carpet	85%			2029	\$102,600	3	\$11,400	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2039	**	5	\$400	
	Vinyl Tile	5%			2035	**	3	\$200	
Interior Walls									
	Ceramic Tile	3%			2039	**	5	\$400	
	Concrete Masonry Unit	82%			LIFE	**	5	\$7,900	
	Gypsum Board	10%			LIFE	**	5-10	\$2,000	
	Masonry: Brick	5%			LIFE	**	10	\$200	
Ceilings									
	AcousTileConcealSpLn	95%	0-2	\$7,700	2035	**	5	\$5,600	
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Staff Work Room								
	Gypsum Board	5%			LIFE	**	5-10	\$1,600	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2050	**			
	Free Standing Walls								
	Masonry: Brick	100%			2050	**			
Site Pavements									

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

QUEENS PUBLIC LIBRARY - 039
HILLCREST BRANCH LIBRARY
Asset # : 13293

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 4+ \$6,900 2043 * *

Misaligned/Bulging, Extent : Severe, Area Affected : 5%

Location : Union Turnpike At Tree

On-Site Walkways

Cast in Place Concrete 20% 2043 * *

Pavers/Stone 80% 2039 * *

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2030 \$1,600 5 \$200

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

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Molded Case Bkrs 100% 2030 \$34,200 5 \$200

Raceway

Conduit 10% 2040 * * 1

Conduit 90% 2030 \$29,800 1

Panelboards

Molded Case Bkrs 100% 2029 \$15,800 5 \$200

Wiring

Thermoplastic 10% 2040 * * 1

Thermoplastic 90% 2030 \$26,400 1

Motor Controllers

Locally Mounted 100% 2028 \$16,000 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$200

Lighting

Interior Lighting

Fluorescent 90% 2025 \$72,400 10 \$6,300

T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent 5% 2030 \$4,000 10 \$300

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Book Case Area

Fluorescent 5% 2038 * * 10 \$300

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Boiler Room And Lounge Area

Egress Lighting

Exit, Service 100% 2025 \$1,100 1

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
HILLCREST BRANCH LIBRARY
Asset # : 13293

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

Lighting

Exterior Lighting

HID	30%		2025	\$9,100	10				
No Component	70%								

Alarm

Security System

No Component	30%								
Generic	70%		2038		* *	1		\$2,000	

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

Location : Reading Areas And Front And Side Of The Building

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital	100%		2035		* *	1-3		\$4,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%		2040		* *	1			
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Conversion Equipment

Furnace	30%		2030	\$5,300	1			\$1,100	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 1 Rooftop Package Unit

Hot Water Boiler	70%		2028	\$40,600	1			\$2,600	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	70%		2038		* *	4		\$400	
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No Component	30%								
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Terminal Devices

Air Handler	50%		2025	\$52,900	1			\$2,400	
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Convactor/Radiator	20%		2028	\$8,100	1			\$500	
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No Component	30%								
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Air Conditioning

Energy Source

Electricity	100%		2038		* *	1			
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
HILLCREST BRANCH LIBRARY
Asset # : 13293

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	70%			2025	\$44,700	1	\$2,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit. Mechanical Room							
	Ext Pkg Unit - Heating/Cooling	30%			2030	\$28,300	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit. Roof							
Terminal Devices									
	Air Handler/Dir Expansion	70%			2025	\$58,900	1		
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	70%			2025	\$10,600	2	\$3,700	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
	Exhaust Fans								
	Interior	70%			2025	\$18,700	2	\$200	
	Roof	30%			2025	\$3,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$4,600	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : HOLLIS BRANCH LIBRARY
Address : 202-05 HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : HO
Program / Asset # : QPL0H27.000 / 13294 **Yr Built/Renovated** : 1973 / 1990
Area Sq Ft : 7,930 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 06-May-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 10532 **Lot** : 20 **BIN** : 4224387

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture		\$98,200
Electrical		\$148,300
Mechanical		\$148,700
Total		\$395,200
Importance Code A		\$60,600
Importance Code B		\$334,700
Total		\$395,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,100		
Interior Architecture	\$2,100	\$5,300		\$1,400
Electrical	\$800	\$32,500	\$600	\$700
Mechanical	\$5,900	\$2,300	\$4,300	\$2,100
Total	\$8,800	\$44,300	\$4,900	\$4,200
Importance Code A	\$400	\$4,600	\$400	\$400
Importance Code B	\$7,900	\$39,700	\$4,600	\$3,900
Importance Code C	\$500			
Total	\$8,800	\$44,300	\$4,900	\$4,200



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

QUEENS PUBLIC LIBRARY - 039
HOLLIS BRANCH LIBRARY
Asset # : 13294

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	90%			LIFE	**	5	\$19,600	
	Metal Panel	5%			2047	**	5-10	\$7,500	
	Window Wall	5%			2047	**	5	\$4,100	
	Windows								
	Aluminum	100%			2035	**	5	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
	Roof								
	Modified Bitumen	100%			2035	**	10	\$23,500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
	Ceramic Tile	3%			2036	**	5	\$400	
	Vinyl Tile	92%			2027	\$98,200	3	\$5,500	
	Interior Walls								
	Ceramic Tile	5%			2036	**	5	\$1,100	
	Concrete Masonry Unit	40%			LIFE	**	5	\$3,500	
	Glass: Single Pane	5%			LIFE	**	5	\$800	
	Masonry: Brick	50%			LIFE	**			
	Ceilings								
	AcousTileSusp.Lay-In	90%			2032	**	5	\$10,700	
	Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2037	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2032	**			
	On-Site Walkways								
	Cast in Place Concrete	100%			2032	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,600	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Rated At 300 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$34,200	5	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
HOLLIS BRANCH LIBRARY
Asset # : 13294

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Raceway								
	Conduit	100%			2027	\$33,200	1		
	Panelboards								
	Molded Case Bkrs	85%			2026	\$13,400	5	\$200	
	Molded Case Bkrs	15%			2043	* *	5		
	Wiring								
	Thermoplastic	100%			2027	\$29,300	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	99%			2027	\$83,200	10	\$7,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T12 Lamp							
	HID	1%			2027	\$600	10		
	Egress Lighting								
	Emergency, Battery	50%			2027	\$5,700	10	\$1,000	
	Exit, Service	50%			2027	\$600	1		
	Exterior Lighting								
	HID	100%			2022	\$31,700	10		
Alarm									
	Security System								
	Generic	100%			2032	* *	1	\$3,000	
	Fire/Smoke Detection								
	No Component	25%							
	Generic, Digital	75%			2027	\$65,200	1-3	\$3,800	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2025	\$60,600	1	\$3,900	
	Distribution								
	Hot Wtr Piping/Pump	100%			2026	\$12,200	4	\$600	
	Terminal Devices								
	Convactor/Radiator	40%			2025	\$16,800	1	\$1,000	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
HOLLIS BRANCH LIBRARY
Asset # : 13294

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$10,300	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$88,100	1	\$4,900	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2032	**	2	\$5,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
	Exhaust Fans								
	Roof	100%			2027	\$13,000	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	**	1		
	Water Heater								
	Gas Fired	100%			2021	\$4,800	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : 30 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	Generic	100%			2032	**	1	\$500	
	Fixtures								
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : HOWARD BEACH BRANCH LIBRARY
Address : 92-06 156TH AVE.
Borough : QUEENS **Agency's Number** : HB
Program / Asset # : QPL0H28.000 / 13295 **Yr Built/Renovated** : 1979 / 1998
Area Sq Ft : 8,500 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-May-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 13957 **Lot** : 1 **BIN** : 4292455

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical		\$165,200
Total		\$165,200
Importance Code B		\$165,200
Total		\$165,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$30,000	\$500	
Interior Architecture	\$17,000		\$5,700	
Electrical	\$1,000	\$1,000	\$800	\$1,000
Mechanical	\$1,800	\$3,000	\$5,400	\$3,000
Total	\$19,800	\$34,100	\$12,400	\$4,000
Importance Code A	\$400	\$30,500	\$900	\$400
Importance Code B	\$19,000	\$3,500	\$11,500	\$3,600
Importance Code C	\$400			
Total	\$19,800	\$34,100	\$12,400	\$4,000



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

QUEENS PUBLIC LIBRARY - 039
HOWARD BEACH BRANCH LIBRARY
Asset # : 13295

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	90%			LIFE	**	5	\$11,800	
	Metal Panel	5%			2047	**	5-10	\$4,500	
	Window Wall	5%			2047	**	5	\$2,500	
	Windows								
	Aluminum	100%			2043	**	5	\$1,000	
	Parapets								
	Masonry: Brick	95%			LIFE	**	5	\$800	
	Metal Rail	5%			2040	**	5-10	\$800	
	Roof								
	Modified Bitumen	100%			2032	**	10	\$27,500	
Interior									
	Floors								
	Carpet	90%			2026	\$154,600	3	\$17,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
	Ceramic Tile	5%			2036	**	5	\$600	
	Interior Walls								
	Ceramic Tile	5%			2036	**	5	\$800	
	Concrete Masonry Unit	95%			LIFE	**	5	\$5,800	
	Ceilings								
	AcousTileConcealSpLn	75%	0-2	\$16,300	2047	**	5	\$6,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
	Exposed Struc: Steel	25%			LIFE	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2040	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2037	**	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Disconnect Switch Rated At 400 Amperes								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$34,200	5	\$200	
	Raceway								
	Conduit	100%			2037	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2035	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2037	**	1		

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

QUEENS PUBLIC LIBRARY - 039
HOWARD BEACH BRANCH LIBRARY
Asset # : 13295

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	50%			2032	* *	5		
	Locally Mounted	50%			2025	\$8,000	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Water Main								
	Explanation : Connected With Main Water Pipe								
Lighting									
	Interior Lighting								
	Fluorescent	80%			2027	\$72,000	10	\$6,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : T-12 Lamps								
	LED	20%			2032	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Boiler Room								
	Egress Lighting								
	Exit, Service	50%			2027	\$600	1		
	Exit, Battery	50%			2027	\$2,100	10	\$300	
	Exterior Lighting								
	HID	100%			2027	\$34,000	10		
Alarm									
	Security System								
	Generic	100%			2027	\$27,200	1	\$3,200	
	Fire/Smoke Detection								
	Generic, Analog	100%			2027	\$93,100	1-3	\$5,400	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2040	**	1	\$4,200	
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	**	4	\$400	
	Terminal Devices								
	Air Handler	70%			2032	**	1	\$3,700	
	Convactor/Radiator	30%			2040	**	1	\$800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
HOWARD BEACH BRANCH LIBRARY
Asset # : 13295

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2032	**	1	\$3,900	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$11,100	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	**	1	\$5,300	
	Heat Rejection								
	Dry Cooler	100%			2032	**	2	\$5,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,700	
	Exhaust Fans								
	Interior	50%			2032	**	2	\$100	
	Roof	50%			2032	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$5,100	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : 1-40 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2032	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : Boiler								
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : JACKSON HEIGHTS BRANCH LIBRARY
Address : 35-51 81ST ST.
Borough : QUEENS **Agency's Number** : JH
Program / Asset # : QPL0J29.000 / 13296 **Yr Built/Renovated** : 1954 / 1999
Area Sq Ft : 16,442 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 08-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1281 **Lot** : 48 **BIN** : 4029693

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$413,800	\$313,300
Interior Architecture	\$106,500	
Electrical	\$55,800	\$162,900
Mechanical	\$171,600	\$247,100
Total	\$747,600	\$723,400
Importance Code A	\$413,800	\$313,300
Importance Code B	\$333,800	\$410,000
Total	\$747,600	\$723,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$16,900		\$3,900	
Interior Architecture	\$5,900	\$400	\$4,900	\$51,700
Electrical	\$27,500	\$1,500	\$20,000	\$1,100
Mechanical	\$5,100	\$2,900	\$20,700	\$3,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$59,400	\$8,800	\$53,500	\$59,900
Importance Code A	\$17,700	\$800	\$4,800	\$800
Importance Code B	\$41,700	\$7,800	\$48,700	\$59,100
Importance Code C		\$200		
Total	\$59,400	\$8,800	\$53,500	\$59,900



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

QUEENS PUBLIC LIBRARY - 039
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	67%			LIFE	**	5	\$14,800	
	Masonry: Limestone	25%	Now	\$63,700	LIFE	**	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : West Facade								
	Metal Panel	3%			2048	**	5-10	\$4,500	
	Granite Panels	5%			LIFE	**	5	\$800	
Windows									
	Aluminum	97%	0-2	\$240,800	2053	**	5	\$2,700	
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Metal Louvers	3%			2031	**	10	\$1,100	
Parapets									
	Masonry: Brick	80%	Now	\$46,600	LIFE	**	5	\$3,800	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Interior Face Of South Parapet								
	Spalling, Extent : Light, Area Affected : 10%								
	Location : Interior Face Of West And South Parapets								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Interior Face								
	Masonry: Limestone	15%	Now	\$15,900	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Coping At East Parapet								
	Metal Rail	5%			2033	**	5-10	\$4,300	
Roof									
	Modified Bitumen	100%	Now	\$62,700	2028	\$313,300			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Over First Floor								
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%								
	Location : Front Entrance Soffit Area								

Interior

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

QUEENS PUBLIC LIBRARY - 039
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Floors									
	Carpet	15%			2024	\$49,800	3	\$7,400	
	Carpet	35%			2029	\$116,300	3	\$12,900	
	Cast in Place Concrete	3%			LIFE	**	5	\$1,600	
	Ceramic Tile	2%			2037	**	5	\$500	
	Quarry Tile	20%			2041	**	5	\$7,400	
	Terrazzo	5%			LIFE	**	5	\$1,000	
	Vinyl Tile	20%			2023	\$44,300	3	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 9x9 Units									
Interior Walls									
	Ceramic Tile	2%			2037	**	5	\$400	
	Concrete Masonry Unit	5%			LIFE	**	5	\$400	
	Glass: Single Pane	3%			LIFE	**	5	\$400	
	Glazed Ceramic Panel	5%			LIFE	**			
	Plaster	75%			LIFE	**	5	\$4,300	
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	3%			2041	**	5	\$700	
	Exposed Concrete	5%			LIFE	**	5	\$200	
	Plaster	92%	4+	\$62,200	LIFE	**	5	\$14,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Main Library Area 1st Floor At Window Interior Soffits North Facade									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2048	**			
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			

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

Under 600 Volts

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

QUEENS PUBLIC LIBRARY - 039
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	45%			2028	\$700	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch							
	Fused Disc Sw	10%			2028	\$200	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch For Emergency							
	Molded Case Bkrs	45%			2028	\$700	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2028	\$34,200	5	\$400	
Raceway									
	Conduit	95%			2028	\$31,500	1		
	Conduit	5%			2048	* *	1		
Panelboards									
	Fused Disc Sw	5%			2027	\$800	5		
	Molded Case Bkrs	90%			2027	\$14,200	5	\$400	
	Molded Case Bkrs	5%			2044	* *	5		
Wiring									
	Braided Cloth	90%	2-4	\$26,400	2053	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	10%			2048	* *	1		
Motor Controllers									
	Locally Mounted	100%			2026	\$32,000	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									

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

QUEENS PUBLIC LIBRARY - 039
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	2%			2023	\$3,500	10	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lighting							
	Fluorescent	8%			2038	* *	10	\$1,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Ballast And Bulb New But Fixtures Are Old							
	LED	90%			2038	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Ballast And Bulb New But Fixtures Are Old							
Egress Lighting									
	Emergency, Battery	50%			2023	\$11,700	10	\$2,000	
	Exit, Service	45%			2023	\$1,100	1		
	Exit, Service	5%			2038	* *	1		
Exterior Lighting									
	Incandescent	100%			2023	\$55,800	2		
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2028	\$36,800	1	\$4,300	
Fire/Smoke Detection									
	No Component	30%							
	Generic, Digital	70%			2028	\$126,100	1-3	\$7,100	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	* *	1		
Conversion Equipment									
	Hot Water Boiler	100%			2041	* *	1	\$8,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Hot Wtr Piping/Pump	100%			2036	* *	4	\$800	
Terminal Devices									
	Air Handler	60%			2028	\$137,400	1	\$6,100	
	Convactor/Radiator	40%			2033	* *	1	\$2,100	
Air Conditioning									

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

QUEENS PUBLIC LIBRARY - 039
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2023	\$83,000	1	\$4,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : Basement A C Room							
	Exterior Pkg Unit - Cooling	40%			2033	* *	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : Roof							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2028	\$109,600	1	\$6,100	
	No Component	40%							
Heat Rejection									
	Dry Cooler	100%			2023	\$88,600	2	\$11,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,200	
	Exhaust Fans								
	Interior	60%			2028	\$34,800	2	\$300	
	Roof	40%			2028	\$10,800	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Electric	100%			2023	\$14,400	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Compressed Air	100%			2038	* *	4	\$200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement, 1, 2 Explanation : One Unit							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name	: KEW GARDENS HILLS BRANCH LIBRARY		
Address	: 72-33 VLEIGH PL.		
Borough	: QUEENS	Agency's Number	: KW
Program / Asset #	: QPL0V60.000 / 13318	Yr Built/Renovated	: 1967 / 2016
Area Sq Ft	: 8,090	Project Type	: QUEENS PUBLIC LIBRARY
Date of Survey	: 05-Apr-2016	Landmark Status	: NONE
Areas Surveyed	: Floors 1		
Block	: 6660	Lot	: 5
		BIN	: 4144059

CAPITAL

Total

Importance Code

Total
EXPENSE

Total

Importance Code

Total


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

QUEENS PUBLIC LIBRARY - 039
KEW GARDENS HILLS BRANCH LIBRARY
Asset # : 13318

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

Exterior

Exterior Walls

Under Construction 100%

Windows

Under Construction 100%

Parapets

Under Construction 100%

Roof

Under Construction 100%

Interior

Floors

Under Construction 100%

Interior Walls

Under Construction 100%

Ceilings

Under Construction 100%

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

Under 600 Volts

Service Equipment

Under Construction 100%

Transformers

Under Construction 100%

Switchgear / Switchboard

Under Construction 100%

Raceway

Under Construction 100%

Panelboards

Under Construction 100%

Wiring

Under Construction 100%

Motor Controllers

Under Construction 100%

Ground

Grounding Devices

Under Construction 100%

Stand-by Power

Transfer Switches

Under Construction 100%

Generators

Under Construction 100%

Batteries

Under Construction 100%

Fuel Storage

Under Construction 100%

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
KEW GARDENS HILLS BRANCH LIBRARY
Asset # : 13318

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

Lighting

Interior Lighting

Under Construction

100%

Egress Lighting

Under Construction

100%

Alarm

Security System

Under Construction

100%

Fire/Smoke Detection

Under Construction

100%

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

Heating

Energy Source

Under Construction

100%

Conversion Equipment

Under Construction

100%

Distribution

Under Construction

100%

Terminal Devices

Under Construction

100%

Air Conditioning

Energy Source

Under Construction

100%

Conversion Equipment

Under Construction

100%

Distribution

Under Construction

100%

Terminal Devices

Under Construction

100%

Heat Rejection

Under Construction

100%

Dehumidifier

Under Construction

100%

Ventilation

Distribution

Under Construction

100%

Exhaust Fans

Under Construction

100%

Plumbing

H/C Water Piping

Under Construction

100%

Water Heater

Under Construction

100%

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
KEW GARDENS HILLS BRANCH LIBRARY
Asset # : 13318

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	HW Heat Exchanger								
	Under Construction	100%							
	Sanitary Piping								
	Under Construction	100%							
	Storm Drain Piping								
	Under Construction	100%							
	Sump Pump(s)								
	Under Construction	100%							
	Pool Filter/Treatment								
	Under Construction	100%							
	Sewage Ejector(s)								
	Under Construction	100%							
	Backflow Preventer								
	Under Construction	100%							
	Fixtures								
	Under Construction	100%							
Vertical Transport									
	Elevators								
	Under Construction	100%							
	Escalators								
	Under Construction	100%							
Fire Suppression									
	Standpipe								
	Under Construction	100%							
	Sprinkler								
	Under Construction	100%							
	Fire Pump								
	Under Construction	100%							
	Chemical System								
	Under Construction	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER
Address : 100-01 NORTHERN BLVD. CORONA
Borough : QUEENS **Agency's Number** : LH
Program / Asset # : QPL0003.000 / 4519 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 24,679 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 12-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1695 **Lot** : 39 **BIN** : 4437193

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical		\$104,000
Total		\$104,000
Importance Code B		\$104,000
Total		\$104,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$33,800	\$1,700	
Interior Architecture	\$31,800		\$9,700	\$900
Electrical	\$500	\$26,100	\$900	\$500
Mechanical	\$5,500	\$23,700	\$8,500	\$9,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$41,700	\$87,500	\$24,700	\$14,600
Importance Code A	\$1,200	\$35,100	\$2,900	\$1,200
Importance Code B	\$39,400	\$52,400	\$21,800	\$13,400
Importance Code C	\$1,100			
Total	\$41,700	\$87,500	\$24,700	\$14,600



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	83%			LIFE	**	5	\$29,900	
	Masonry: Granite	2%			LIFE	**	5	\$500	
	Metal Panel	10%			2047	**	5-10	\$24,800	
	Window Wall	5%			2047	**	5	\$6,800	
Windows									
	Aluminum	95%			2043	**	5	\$3,400	
	Glass Block	5%			LIFE	**	5	\$100	
Parapets									
	Concrete Masonry Unit	35%			LIFE	**	5	\$1,400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Interior Face								
	Explanation : Covered With Tar								
	Masonry: Brick	45%			LIFE	**	5	\$1,600	
	Metal Panel	3%			2047	**	5	\$400	
	Metal Rail	15%			2040	**	5-10	\$9,500	
	Pre-Cast Concrete	2%			LIFE	**	5	\$400	
Roof									
	Metal Panel	5%			2040	**	10	\$2,400	
	Modified Bitumen	90%			2032	**	10	\$23,500	
	Sloped Glazing	5%			LIFE	**	5	\$17,400	
Interior									
Floors									
	Carpet	45%			2026	\$224,400	3	\$24,900	
	Carpet	5%	Now	\$24,900	2029	\$24,900	3	\$2,800	
	Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
	Location : Research Center								
	Poor Subfloor Evident, Extent : Severe, Area Affected : 100%								
	Location : Research Center								
	Water Penetration, Extent : Severe, Area Affected : 25%								
	Location : Research Center								
	Ceramic Tile	15%			2036	**	5	\$5,500	
	Vinyl Tile	30%			2032	**	3	\$4,200	
	Wood	5%			2055	**	5	\$3,500	
Interior Walls									
	Concrete Masonry Unit	25%			LIFE	**	5	\$5,100	
	Gypsum Board	5%	Now	\$1,100	LIFE	**	5	\$1,500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Stair A, Research Center								
	Water Penetration, Extent : Moderate, Area Affected : 15%								
	Location : Stair A, Research Center								
	Gypsum Board	70%			LIFE	**	5	\$21,400	

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	70%			2040	* *	5	\$25,900	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	15%	Now	\$3,000	LIFE	* *	5	\$6,900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Auditorium, Stair A								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Auditorium, Stair A								
	Wood	10%			LIFE	* *	5	\$32,300	
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2047	* *	5	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : One 1600 Amperes Main Disconnect Switch								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2047	* *	5	\$700	
	Raceway								
	Conduit	100%			2047	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2043	* *	5		
	Molded Case Bkrs	95%			2043	* *	5	\$600	
	Wiring								
	Thermoplastic	100%			2047	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2040	* *	5	\$200	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	94%			2032	* *	10	\$21,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	4%			2032	* *	10	\$900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Compact Fluorescent Lamps								
	Incandescent	2%			2032	* *	2		

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

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

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

Lighting

Egress Lighting

Emergency, Battery	50%		2032		**	10	\$3,000	
Exit, LED	50%		2055		**	1		

Exterior Lighting

HID	100%		2032		**	10	\$100	
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Alarm

Security System

No Component	80%							
Generic	20%		2032		**	1	\$1,800	

Fire/Smoke Detection

No Component	80%							
Generic, Digital	20%		2032		**	1-3	\$3,000	

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

Heating

Energy Source

Natural Gas	100%		2037		**	1		
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Conversion Equipment

Hot Water Boiler	100%		2032		**	1	\$12,200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump	100%		2043		**	4	\$1,200	
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Terminal Devices

Air Handler	60%		2032		**	1	\$9,200	
Convactor/Radiator	40%		2040		**	1	\$3,200	

Air Conditioning

Energy Source

Electricity	100%		2043		**	1		
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Conversion Equipment

Int Pkg Unit - Heating/Cooling	20%		2028	\$104,000		2	\$300	
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*R-22 Refrigerant, Extent : Light, Area Affected : 20%**Location : 1 Unit For Auditorium*

Reciprocating Compr/Chiller	80%		2032		**	1	\$9,200	
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*R-22 Refrigerant, Extent : Light, Area Affected : 80%**Location : Basement**Other Observation, Extent : Light, Area Affected : 80%**Location : Basement**Explanation : 2 Units*

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Distribution								
	CW & CHW Wtr	80%			2047	**	4	\$1,000	
	Pipe/Pump								
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2032	**	1	\$12,200	
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2032	**	2	\$17,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,800	
Exhaust Fans									
	Roof	70%			2032	**	2	\$500	
	Roof	30%			2032	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	**	1		
Water Heater									
	Gas Fired	100%			2022	\$14,900	2	\$400	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)									
	Electric	100%			2032	**	4	\$1,000	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B, 1, 2.								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2047	**	1-2	\$6,900	

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : LAURELTON BRANCH LIBRARY
Address : 134-26 225TH ST.
Borough : QUEENS **Agency's Number** : LA
Program / Asset # : QPL0L31.000 / 13297 **Yr Built/Renovated** : 1955 / 2004
Area Sq Ft : 8,986 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 31-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 13105 **Lot** : 7 **BIN** : 4281443

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$80,900	\$9,500
Mechanical	\$62,600	\$160,300
Total	\$143,500	\$169,800
Importance Code B	\$143,500	\$169,800
Total	\$143,500	\$169,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$57,900			
Interior Architecture	\$100		\$4,200	
Electrical	\$20,900	\$13,900	\$300	\$300
Mechanical	\$3,400	\$7,300	\$4,100	\$1,800
Site Pavements	\$400			
Total	\$82,700	\$21,100	\$8,600	\$2,200
Importance Code A	\$58,300	\$500	\$400	\$400
Importance Code B	\$23,900	\$20,700	\$8,200	\$1,700
Importance Code C	\$400			
Total	\$82,700	\$21,100	\$8,600	\$2,200



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

QUEENS PUBLIC LIBRARY - 039
LAURELTON BRANCH LIBRARY
Asset # : 13297

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%	Now	\$1,200	LIFE	**	5	\$3,200	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%								
	Location : Window And Door Surround At Front Entrance								
	Ceramic Tile	10%			2047	**	10	\$1,900	
	Masonry: Brick	68%	4+	\$22,300	LIFE	**	5	\$14,000	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : At Parapet Level Throughout								
	Masonry: Fieldstone	20%	Now	\$18,800	LIFE	**	5	\$3,100	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%								
	Location : Throughout								
Windows									
	Aluminum	100%	Now	\$2,000	2035	**	5	\$1,100	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
Parapets									
	Masonry: Brick	80%	Now	\$7,300	LIFE	**	5	\$2,400	
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%								
	Location : Main Roof At Front Of Building								
	Masonry: Limestone	20%			LIFE	**	5	\$700	
Roof									
	Modified Bitumen	100%	4+	\$6,300	2032	**			
	Blisters, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Debris Present, Extent : Light, Area Affected : 5%								
	Location : Main Roof At Rear Of Library								
Interior									
Floors									
	Carpet	50%			2026	\$90,800	3	\$10,100	
	Vinyl Tile	50%			2032	**	3	\$2,500	
Interior Walls									
	Glass: Single Pane	10%			LIFE	**	5	\$2,100	
	Gypsum Board	60%			LIFE	**	5	\$10,200	
	Plaster	30%			LIFE	**	5	\$2,600	
	Paint Peeling, Extent : Light, Area Affected : 2%								
	Location : By Roof Hatch								

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

QUEENS PUBLIC LIBRARY - 039
LAURELTON BRANCH LIBRARY
Asset # : 13297

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

Interior

Ceilings

AcousTileConcealSpLn	85%			2040	**	5	\$14,300	
AcousTileSusp.Lay-In	5%	4+	\$100	2032	**	5	\$300	

Staining/Discoloring, Extent : Light, Area Affected : 2%

Location : Community Meeting Room

Exposed Concrete	10%			LIFE	**	5	\$200	
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Paint Peeling, Extent : Light, Area Affected : 2%

Location : Basement

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$400	2032	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 1%

Location : Concrete Stair At Side Entrance

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2027		\$34,200	5	\$200	
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Raceway

Conduit	20%			2037	**	1			
Conduit	80%			2027		\$26,500	1		

Panelboards

Molded Case Bkrs	20%			2026		\$3,200	5		
Molded Case Bkrs	80%			2035	**	5		\$200	

Wiring

Braided Cloth	70%	2-4	\$20,500	2052	**	1			
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement, First Floor

Thermoplastic	30%			2037	**	1			
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Motor Controllers

Locally Mounted	100%			2032	**	5		\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5		\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : The Ground Wire To The Water Main Including The Jumper Are Under Sized.

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
LAURELTON BRANCH LIBRARY
Asset # : 13297

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	85%			2022	\$80,900	10	\$7,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Using T-12 Lamps</i>							
Fluorescent	10%			2027	\$9,500	10	\$800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : First Floor</i>							
	<i>Explanation : Using T-8 Lamps</i>							
HID	3%			2022	\$1,900	10		
Incandescent	2%			2022	\$1,900	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$6,400	10	\$1,100	
Exit, Battery	50%			2022	\$2,200	10	\$300	
Exterior Lighting								
HID	35%			2027	\$12,600	10		
HID	60%			2032	* *	10		
Incandescent	5%			2027	\$1,500	2		
Alarm								
Security System								
Generic	100%			2032	* *	1	\$3,400	

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	* *	1	\$4,400	
Distribution								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$400	
Terminal Devices								
Air Handler	50%			2022	\$62,600	1	\$2,800	
Convactor/Radiator	50%			2025	\$23,800	1	\$1,500	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Reciprocating	80%			2027	\$60,500	1	\$3,300	
Compr/Chiller								
Exterior Pkg Unit - Cooling	20%			2035	* *	2	\$100	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2037	* *	4	\$700	

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

QUEENS PUBLIC LIBRARY - 039
LAURELTON BRANCH LIBRARY
Asset # : 13297

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$99,900	1	\$5,600	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2027	\$18,000	2	\$6,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,000	
	Exhaust Fans								
	Interior	50%			2027	\$15,800	2	\$100	
	Roof	50%			2027	\$7,400	2	\$100	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$5,400	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 50 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2032	* *	1	\$600	
	Fixtures								
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : LEFFERTS BRANCH LIBRARY
Address : 103-34 LEFFERTS BLVD.
Borough : QUEENS **Agency's Number** : LRC
Program / Asset # : QPL0L32.000 / 13298 **Yr Built/Renovated** : 1975 / 2008
Area Sq Ft : 6,942 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 10-May-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 9556 **Lot** : 20 **BIN** : 4203685

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$6,700	\$1,500		
Interior Architecture	\$1,800	\$3,600	\$300	
Electrical	\$600	\$7,200	\$900	\$600
Mechanical	\$400	\$500	\$3,700	\$500
Total	\$9,500	\$12,800	\$4,800	\$1,100
Importance Code A	\$7,100	\$1,900	\$300	\$300
Importance Code B	\$2,300	\$10,900	\$4,500	\$800
Importance Code C	\$200			
Total	\$9,500	\$12,800	\$4,800	\$1,100



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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
LEFFERTS BRANCH LIBRARY
Asset # : 13298

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	**	5	\$14,500	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,600	
	Window Wall	5%			2047	**	5	\$3,000	
Windows									
	Aluminum	98%	0-2	\$6,700	2043	**	5	\$800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Metal Louvers	2%			2036	**	10	\$200	
Parapets									
	Masonry: Brick	85%			LIFE	**	5	\$3,200	
	Metal: Cage/Fence	15%			2040	**	5-10	\$4,400	
Roof									
	Modified Bitumen	100%			2035	**	10	\$20,000	
Interior									
Floors									
	Carpet	70%			2028	\$98,200	3	\$10,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
	Ceramic Tile	5%	2-4	\$200	2036	**	5	\$300	
Broken/Missing Elements, Extent : Light, Area Affected : 2%									
Location : Women Bathroom									
	Vinyl Tile	20%			2035	**	3	\$800	
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$300	
	Concrete Masonry Unit	80%			LIFE	**	5	\$2,100	
	Glass: Single Pane	5%			LIFE	**	5	\$200	
	Gypsum Board	10%			LIFE	**	5	\$400	
Ceilings									
	AcousTileConcealSpLn	10%			2040	**	5	\$1,300	
	AcousTileSusp.Lay-In	80%	2-4	\$1,400	2044	**	5	\$4,100	
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : Water Damage At Entrance									
	Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2047	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2040	**			
	Parking/Driveway								
	Cast in Place Concrete	100%			2032	**			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
LEFFERTS BRANCH LIBRARY
Asset # : 13298

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,600	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 225 Main Circuit Breaker								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$34,200	5	\$200	
	Raceway								
	Conduit	90%			2047	* *	1		
	Conduit	10%			2037	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2043	* *	5	\$200	
	Wiring								
	Thermoplastic	90%			2047	* *	1		
	Thermoplastic	10%			2037	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2032	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2032	* *	10	\$6,400	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Egress Lighting								
	Emergency, Service	50%			2032	* *	1		
	Exit, Service	50%			2032	* *	1		
	Exterior Lighting								
	HID	100%			2027	\$27,700	10		
Alarm									
	Security System								
	Generic	100%			2032	* *	1	\$2,600	
	Fire/Smoke Detection								
	Generic, Digital	100%			2032	* *	1-3	\$4,300	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		
	Conversion Equipment								
	Furnace	100%			2032	* *	1	\$3,400	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,900	

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

QUEENS PUBLIC LIBRARY - 039
LEFFERTS BRANCH LIBRARY
Asset # : 13298

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2032	* *	2	\$400	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$9,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,900	
	Exhaust Fans								
	Roof	100%			2032	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,200	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Mechanical Room								
	Explanation : 1-40 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2047	* *	1-2	\$100	

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : LONG ISLAND CITY COMMUNITY LIBRARY
Address : 37-44 21ST STREET
Borough : QUEENS **Agency's Number** : LIC
Program / Asset # : QPL0005.000 / 14111 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 19,327 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 363 **Lot** : 1 **BIN** : 4463561

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$362,600	
Interior Architecture	\$44,700	
Total	\$407,300	
Importance Code A	\$362,600	
Importance Code C	\$44,700	
Total	\$407,300	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$1,300			\$9,100
Interior Architecture	\$4,500		\$4,300	\$2,000
Electrical	\$1,600	\$1,300	\$21,300	\$1,800
Mechanical	\$7,100	\$4,400	\$8,600	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$18,400	\$9,600	\$38,200	\$21,600
Importance Code A	\$2,200	\$1,000	\$1,000	\$10,000
Importance Code B	\$15,800	\$8,600	\$37,200	\$11,600
Importance Code C	\$300			
Total	\$18,400	\$9,600	\$38,200	\$21,600



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

QUEENS PUBLIC LIBRARY - 039
LONG ISLAND CITY COMMUNITY LIBRARY
Asset # : 14111

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	70%			LIFE	**	5	\$24,800		
Metal Panel	5%			2054	**	5-10	\$12,200		
Granite Panels	5%			LIFE	**	5	\$1,300		
Pre-Cast Concrete	15%			LIFE	**	5	\$17,300		
Stucco Cement	5%			2045	**	5	\$4,400		
Windows									
Aluminum	95%			2050	**	5	\$1,600		
Glass Block	5%			LIFE	**	5	\$100		
Parapets									
Metal Panel	5%			2054	**	5	\$500		
Metal Rail	25%	4+	\$800	2045	**	5	\$4,200		
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Explanation : Some Leaking Through Pitch Pockets Of Railing									
Pre-Cast Concrete	65%			LIFE	**	5	\$9,600		
Pre-Cast Concrete	5%	Now	\$400	LIFE	**	5	\$700		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
Modified Bitumen	100%	Now	\$362,600	2038	**				
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : West Side									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stair B, Custodians Office									
Other Observation, Extent : Severe, Area Affected : 80%									
Location : Main Roof									
Explanation : Air Pockets,Trapped Water And Adhesion Failure									
Interior									
Floors									
Carpet	30%			2029	\$117,200	3	\$13,000		
Ceramic Tile	15%			2041	**	5	\$4,300		
Vinyl Tile	55%			2036	**	3	\$8,000		
Interior Walls									
Ceramic Tile	3%			2041	**	5	\$600		
Folding Partition	5%	4+	\$44,700	2050	**	5	\$1,300		
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Main Floor									
Glass: Single Pane	2%			LIFE	**	5	\$300		
Gypsum Board	90%			LIFE	**	5	\$11,500		

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

QUEENS PUBLIC LIBRARY - 039
LONG ISLAND CITY COMMUNITY LIBRARY
Asset # : 14111

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	90%			2045	* *	5	\$26,000	
			Water Penetration, Extent : Moderate, Area Affected : 10%						
			Location : Custodian Office, Stair B And Library Area						
	Gypsum Board	10%			LIFE	* *	5	\$3,600	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	* *			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2048	* *	5	\$100	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Service Switch Rated At 1200 Amperes						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2048	* *	5	\$500	
	Raceway								
	Conduit	100%			2048	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2044	* *	5		
	Molded Case Bkrs	95%			2044	* *	5	\$500	
	Wiring								
	Thermoplastic	100%			2048	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2041	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2033	* *	10	\$10,600	
			T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
	Fluorescent	20%			2033	* *	10	\$3,500	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Compact Fluorescent Lamps						
	Fluorescent	18%			2033	* *	10	\$3,200	
			T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
	Incandescent	2%			2033	* *	2		

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Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
LONG ISLAND CITY COMMUNITY LIBRARY
Asset # : 14111

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

Lighting

Egress Lighting									
Emergency, Battery	50%			2033		**	10	\$2,300	
Exit, Service	50%			2033		**	1		
Exterior Lighting									
HID	50%			2033		**	10		
Incandescent	50%			2033		**	2		

Alarm

Security System									
No Component	30%								
Generic	70%			2033		**	1	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									
<i>Explanation : CCTV Surveillance Cameras</i>									
Fire/Smoke Detection									
No Component	30%								
Generic, Digital	70%			2033		**	1-3	\$8,600	

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

Heating

Energy Source									
Natural Gas	100%			2048		**	1		
Conversion Equipment									
Hot Water Boiler	100%			2041		**	1	\$9,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement Boiler Room</i>									
<i>Explanation : 2 Units</i>									
Distribution									
Hot Wtr Piping/Pump	100%			2044		**	4	\$1,000	
Terminal Devices									
Air Handler	90%			2033		**	1	\$10,800	
Convactor/Radiator	10%			2041		**	1	\$600	

Air Conditioning

Energy Source									
Electricity	100%			2044		**	1		
Conversion Equipment									
Reciprocating	100%			2033		**	1	\$9,000	
Compr/Chiller									
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Penthouse</i>									
Terminal Devices									
Air Handler/Cool/Ht	100%			2033		**	1	\$12,000	
Heat Rejection									
Air Cooled Condenser	100%			2033		**	2	\$13,500	
Unit									

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
LONG ISLAND CITY COMMUNITY LIBRARY
Asset # : 14111

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,800	
	Exhaust Fans							
	Roof	100%		2033	* *	2	\$600	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2048	* *	1		
	Water Heater							
	Gas Fired	100%		2026	\$11,700	2	\$300	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2033	* *	1	\$1,200	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1-2</i>							
	<i>Explanation : 1 Unit</i>							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : MASPETH BRANCH LIBRARY
Address : 69-70 GRAND AVE.
Borough : QUEENS **Agency's Number** : MA
Program / Asset # : QPL0M35.000 / 13300 **Yr Built/Renovated** : 1975 / 2006
Area Sq Ft : 7,200 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 02-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2796 **Lot** : 8 **BIN** : 4062709

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$133,600	
Interior Architecture	\$87,600	
Electrical		\$275,700
Mechanical		\$187,700
Total	\$221,200	\$463,400
Importance Code A	\$133,600	
Importance Code B	\$87,600	\$463,400
Total	\$221,200	\$463,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$32,400			
Interior Architecture	\$9,000	\$2,500	\$500	\$200
Electrical	\$400	\$200	\$200	\$300
Mechanical	\$3,700	\$2,400	\$2,000	\$2,200
Total	\$45,500	\$5,100	\$2,700	\$2,700
Importance Code A	\$32,800	\$400	\$400	\$400
Importance Code B	\$7,200	\$4,800	\$2,400	\$2,400
Importance Code C	\$5,600			
Total	\$45,500	\$5,100	\$2,700	\$2,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
MASPETH BRANCH LIBRARY
Asset # : 13300

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	5%			2050	**	10	\$1,300	
	Masonry: Brick Cavity	50%			LIFE	**	5	\$11,300	
	Masonry: Brick Cavity	42%	Now	\$75,600	LIFE	**	5	\$4,800	
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
	Location : North, South And East Facades								
	Painted Surfaces, Extent : Light, Area Affected : 5%								
	Location : North, South And East Facades								
	Vertical Cracks, Extent : Severe, Area Affected : 10%								
	Location : South Facade Facing Pharmacy Parking Lot, Corners								
	Masonry: Marble	3%			LIFE	**	5	\$500	
Windows									
	Aluminum	100%	Now	\$13,100	2038	**	5	\$500	
	Hardware Missing, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Unit Inoperable, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
Parapets									
	Copper/Terne	20%			2050	**	5	\$1,100	
	Masonry: Brick Cavity	75%	Now	\$12,700	LIFE	**	5	\$900	1
	Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 40%								
	Location : Exterior Face Of Parpaet Wall								
	Masonry: Limestone	5%	Now	\$600	LIFE	**	5	\$100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Coping Stones								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
	Location : Coping Stones								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Coping								
Roof									
	Modified Bitumen	100%	0-2	\$58,000	2035	**			
	Seams Open/Split, Extent : Severe, Area Affected : 10%								
	Location : Main Roof								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Managers Office And Librarian Area								
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Carpet	47%			2031	**	3	\$7,600	
	Cast in Place Concrete	10%			LIFE	**	5	\$4,700	
	Ceramic Tile	3%			2039	**	5	\$300	
	Vinyl Tile	40%			2035	**	3	\$1,600	

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

QUEENS PUBLIC LIBRARY - 039
MASPETH BRANCH LIBRARY
Asset # : 13300

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Concrete Masonry Unit	90%			LIFE	* *	5	\$8,800		
Glass: Single Pane	1%			LIFE	* *	5	\$200		
Gypsum Board	7%			LIFE	* *	5-10	\$1,500		
Metal Panel	2%			LIFE	* *	10	\$100		
Ceilings									
AcousTileConcealSpLn	95%	2-4	\$87,600	2050	* *	5	\$6,400		
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Directly Under Southwest Drain									
Staining/Discoloring, Extent : Severe, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Manager Office And Librarian Area									
Exposed Struc: Steel	5%			LIFE	* *	10	\$1,100		
Site Enclosure									
Fence/Gates									
Chain Link	90%			2050	* *				
Iron Picket	10%			2065	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	* *				
On-Site Walkways									
Cast in Place Concrete	100%			2035	* *				

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs		100%			2030	\$1,600	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room 1st Floor									
Explanation : One 400 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2030	\$34,200	5	\$200	
Raceway									
Conduit		90%			2030	\$29,800	1		
Conduit		10%			2040	* *	1		
Panelboards									
Fused Disc Sw		5%			2029	\$800	5		
Molded Case Bkrs		85%			2029	\$13,400	5	\$200	
Molded Case Bkrs		10%			2038	* *	5		
Wiring									
Thermoplastic		90%			2030	\$26,400	1		
Thermoplastic		10%			2040	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
MASPETH BRANCH LIBRARY
Asset # : 13300

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2028	\$16,000	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	LED	100%			2030	\$275,700			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Ballast And Bulb Are New But Housing Fixtures Are Old								
	Egress Lighting								
	Emergency, Battery	50%			2030	\$5,100	10	\$900	
	Exit, Service	50%			2030	\$500	1		
	Exterior Lighting								
	HID	100%			2025	\$28,800	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$6,900	1	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Intrusion Alarm Only, Motion Sensors								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2025	\$23,700	1-3	\$1,400	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2047	* *	1	\$3,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$500	
	Terminal Devices								
	Air Handler	75%			2025	\$75,200	1	\$3,300	
	Convactor/Radiator	25%			2035	* *	1	\$600	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
MASPETH BRANCH LIBRARY
Asset # : 13300

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	80%			2025	\$48,400	1	\$2,700	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Mechanical Room							
	Exterior Pkg Unit - Cooling	20%			2030	\$11,600	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2025	\$64,000	1	\$3,600	
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	80%			2030	\$11,500	2	\$4,000	
	No Component	20%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,400	
Exhaust Fans									
	Interior	70%			2030	\$17,800	2	\$200	
	Roof	30%			2030	\$3,600	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
Water Heater									
	Gas Fired	100%			2029	\$4,400	2	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : MCGOLDRICK BRANCH LIBRARY
Address : 155-06 ROOSEVELT AVE.
Borough : QUEENS **Agency's Number** : MG
Program / Asset # : QPL0M34.000 / 13299 **Yr Built/Renovated** : 1974 / 2010
Area Sq Ft : 7,770 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 12-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5275 **Lot** : 102 **BIN** : 4119345

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$62,600	
Total	\$62,600	
Importance Code A	\$62,600	
Total	\$62,600	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$7,600			
Interior Architecture	\$14,600	\$1,600	\$1,200	
Electrical	\$700	\$500	\$700	\$600
Mechanical	\$4,300	\$3,000	\$2,300	\$2,800
Total	\$27,100	\$5,100	\$4,200	\$3,400
Importance Code A	\$8,000	\$400	\$400	\$400
Importance Code B	\$11,300	\$4,700	\$3,700	\$3,100
Importance Code C	\$7,900		\$200	
Total	\$27,100	\$5,100	\$4,200	\$3,400



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

QUEENS PUBLIC LIBRARY - 039
MCGOLDRICK BRANCH LIBRARY
Asset # : 13299

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	60%			LIFE	**	5	\$9,000	
Other Observation, Extent : Light, Area Affected : 100%									
Location : North And West Facades									
Explanation : Ribbed Face Units									
	Concrete Masonry Unit	30%			LIFE	**	5	\$4,500	
	Metal Panel	10%			2050	**	5-10	\$8,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Exterior Corner									
Explanation : Standing Seam Metal Fascia									
Windows									
	Aluminum	100%			2046	**	5	\$1,700	
Roof									
	Modified Bitumen	100%	Now	\$62,600	2035	**			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Over Office									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Soffits									
	Alum/Vinyl Siding	100%			2050	**	10		
Interior									
Floors									
	Carpet	27%			2031	**	3	\$4,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$5,100	
	Ceramic Tile	3%			2043	**	5	\$300	
	Vinyl Tile	60%			2038	**	3	\$2,600	
Interior Walls									
	Ceramic Tile	3%			2043	**	5	\$400	
	Concrete Masonry Unit	60%			LIFE	**	5	\$5,900	
	Glass: Single Pane	2%			LIFE	**	5	\$400	
	Gypsum Board	35%			LIFE	**	5-10	\$7,300	
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$1,800	2047	**	5	\$5,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Bathroom									
	Exposed Struc: Steel	10%			LIFE	**	10	\$2,300	
Site Enclosure									
Fence/Gates									
	Chain Link	95%			2050	**			
	Iron Picket	5%			2065	**			
Retaining Walls									
	Cast in Place Concrete	95%			2065	**			
	Concrete Masonry Unit	5%			2050	**			
Site Pavements									

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

QUEENS PUBLIC LIBRARY - 039
MCGOLDRICK BRANCH LIBRARY
Asset # : 13299

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2043		* *				
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Throughout</i>									

On-Site Walkways

Cast in Place Concrete	100%		2043		* *				
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%		2030		\$1,600	5		\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Rating Capacity</i>									

Switchgear / Switchboard

Molded Case Bkrs	100%		2030		\$34,200	5		\$200	
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Raceway

Conduit	80%		2030		\$26,500	1			
Conduit	20%		2050		* *	1			

Panelboards

Fused Disc Sw	5%		2046		* *	5			
Molded Case Bkrs	80%		2029		\$12,700	5		\$200	
Molded Case Bkrs	15%		2046		* *	5			

Wiring

Thermoplastic	80%		2030		\$23,500	1			
Thermoplastic	20%		2050		* *	1			

Motor Controllers

Locally Mounted	100%		2043		* *	5		\$100	
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Ground

Grounding Devices

Generic	100%		LIFE		* *	5		\$200	
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Lighting

Interior Lighting

Fluorescent	98%		2035		* *	10		\$7,000	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Fluorescent	2%		2035		* *	10		\$100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>									
<i>Location : Circulating Desk</i>									

Egress Lighting

Emergency, Battery	50%		2035		* *	10		\$900	
Exit, LED	50%		2058		* *	1			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
MCGOLDRICK BRANCH LIBRARY
Asset # : 13299

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

Lighting

Exterior Lighting

HID	30%		2035		**	10			
No Component	70%								

Alarm

Security System

No Component	70%								
Generic	30%		2035		**	1		\$900	

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

Location : Front And Rear Of The Building

Explanation : CCTV Surveillance Camera

Fire/Smoke Detection

Generic, Digital	100%		2035		**	1-3		\$4,800	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas	100%		2040		**	1			
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Conversion Equipment

Hot Water Boiler	100%		2047		**	1		\$3,800	
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Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : One Unit, Boiler Room

Distribution

Hot Wtr Piping/Pump	100%		2038		**	4		\$600	
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Terminal Devices

Air Handler	90%		2038		**	1		\$4,300	
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Convactor/Radiator	10%		2035		**	1		\$300	
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Air Conditioning

Energy Source

Electricity	100%		2046		**	1			
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Conversion Equipment

Reciprocating	100%		2038		**	1		\$3,600	
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Compr/Chiller

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

Location : Roof

Explanation : 1 Unit, R-410a.

Terminal Devices

Air Handler/Cool/Ht	100%		2038		**	1		\$4,800	
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Heat Rejection

Air Cooled Condenser	100%		2038		**	2		\$5,400	
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Unit

Ventilation

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

Estimates are rounded to the nearest hundred dollars.

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

QUEENS PUBLIC LIBRARY - 039
MCGOLDRICK BRANCH LIBRARY
Asset # : 13299

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,900	
	Exhaust Fans								
	Interior	80%			2038	* *	2	\$200	
	Roof	20%			2038	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2040	* *	1		
	Galvanized Steel	50%			2028	\$16,900	1		
	Water Heater								
	Gas Fired	100%	0-2	\$100	2028	\$4,700	2	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit With Defects.								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	90%							
	Generic	10%			2040	* *	1-2	\$200	

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : MITCHELL-LINDEN BRANCH LIBRARY
Address : 31-32 UNION STREET
Borough : QUEENS **Agency's Number** : MT
Program / Asset # : QPL0M36.000 / 14742 **Yr Built/Renovated** : 1999 / 2012
Area Sq Ft : 8,000 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4414 **Lot** : 7504 **BIN** : 4535108

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$197,700	
Mechanical		\$39,700
Total	\$197,700	\$39,700
Importance Code A	\$197,700	
Importance Code B		\$39,700
Total	\$197,700	\$39,700

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,300			
Interior Architecture	\$2,000	\$4,900	\$1,300	
Electrical	\$800	\$800	\$700	\$700
Mechanical	\$1,900	\$600	\$2,500	\$600
Total	\$27,900	\$6,300	\$4,500	\$1,300
Importance Code A	\$23,800	\$200	\$500	\$200
Importance Code B	\$4,200	\$6,100	\$3,700	\$1,100
Importance Code C			\$400	
Total	\$27,900	\$6,300	\$4,500	\$1,300



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

QUEENS PUBLIC LIBRARY - 039
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	25%			LIFE	* *	5	\$25,600	
	Granite Panels	5%			LIFE	* *	5	\$500	
	Window Wall	70%	Now	\$23,300	2049	* *	5	\$17,200	
Caulking Deteriorated, Extent : Severe, Area Affected : 5%									
Location : Base Of Windows On Union Street Facade									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Base Of Windows On Union Street Facade									
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$800	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$300	
Roof									
	Modified Bitumen	100%	0-2	\$197,700	2034	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%									
Location : Roof									
Ponding, Extent : Severe, Area Affected : 5%									
Location : Roof									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Mechanical Room, Reading Room									
Interior									
Floors									
	Carpet	75%			2028	\$128,800	3	\$14,300	
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,400	
	Ceramic Tile	15%			2038	* *	5	\$1,900	
	Vinyl Tile	5%			2034	* *	3	\$200	
Interior Walls									
	Ceramic Tile	5%			2038	* *	5	\$800	
	Glass: Single Pane	2%			LIFE	* *	5	\$200	
	Gypsum Board	93%			LIFE	* *	5	\$8,500	
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$2,000	2042	* *	5	\$5,700	
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : Main Area Of Library									
	Gypsum Board	10%			LIFE	* *	5	\$1,600	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	* *			

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

Under 600 Volts

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

QUEENS PUBLIC LIBRARY - 039
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	**	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 600 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2055	**	5	\$200	
	Raceway								
	Conduit	100%			2055	**	1		
	Panelboards								
	Fused Disc Sw	5%			2051	**	5		
	Molded Case Bkrs	95%			2051	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2055	**	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	94%			2037	**	10	\$6,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	1%			2037	**	10	\$100	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Toilets							
	Fluorescent	5%			2037	**	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Battery	40%			2037	**	10	\$800	
	Exit, LED	60%			2064	**	1		
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2037	**	1	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	**	1-3	\$4,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

QUEENS PUBLIC LIBRARY - 039
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	60%			2055	**	1		
	Natural Gas	40%			2049	**	1		
	Conversion Equipment								
	Furnace	40%			2029	\$7,500	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Package Unit.							
	Heat Pump Air Sourced	60%			2033	**	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units							
	Terminal Devices								
	Air Handler	60%			2037	**	1	\$3,000	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
	Conversion Equipment								
	Heat Pump Air Sourced	50%			2033	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units, R-410a Refrigerant							
	Ext Pkg Unit - Heating/Cooling	40%			2029	\$39,700	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit On Roof							
	Split Unit	10%			2029	\$16,900			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units On Roof							
	Heat Rejection								
	Air Cooled Condenser Unit	50%			2037	**	2	\$2,800	
	Air Cooled Condenser Unit	10%			2029	\$1,600	2	\$600	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
	Exhaust Fans								
	Interior	50%			2037	**	2	\$100	
	Roof	30%			2029	\$3,900	2	\$100	
	Roof	20%			2037	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	**	1		

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

QUEENS PUBLIC LIBRARY - 039
MITCHELL-LINDEN BRANCH LIBRARY

Asset # : 14742

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2055	* *	1-2	\$2,200	

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : NORTH FOREST PARK BRANCH LIBRARY
Address : 98-27 METROPOLITAN AVE. @ 70TH AVE
Borough : QUEENS **Agency's Number** : NF
Program / Asset # : QPL0N38.000 / 13301 **Yr Built/Renovated** : 1982 / 2012
Area Sq Ft : 7,770 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 02-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3207 **Lot** : 26 **BIN** : 4076687

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$97,400	
Electrical		\$82,300
Mechanical		\$292,000
Total	\$97,400	\$374,300
Importance Code A	\$97,400	\$59,300
Importance Code B		\$314,900
Total	\$97,400	\$374,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$3,100		\$400	
Interior Architecture	\$10,500		\$1,200	\$100
Electrical	\$8,400	\$200	\$300	\$300
Mechanical	\$4,800	\$1,400	\$2,900	\$1,200
Site Pavements	\$2,100			
Total	\$29,000	\$1,600	\$4,900	\$1,600
Importance Code A	\$3,500	\$400	\$800	\$400
Importance Code B	\$17,400	\$1,200	\$4,100	\$1,200
Importance Code C	\$8,100			
Total	\$29,000	\$1,600	\$4,900	\$1,600



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

QUEENS PUBLIC LIBRARY - 039
NORTH FOREST PARK BRANCH LIBRARY
Asset # : 13301

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Type									
Exterior									
Exterior Walls									
Masonry: Brick Cavity	82%	4+	\$97,400	LIFE	**	5	\$12,300		
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 20%									
Location : South Facade Front Elevation, West Facade									
Vegetation Growth, Extent : Severe, Area Affected : 5%									
Location : West Facade									
Metal Panel	10%			2050	**	5-10	\$10,300		
Pre-Cast Concrete	3%	Now	\$3,100	LIFE	**	5	\$1,500		
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Window Sills									
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Window Sills									
Window Wall	5%			2050	**	5	\$2,800		
Windows									
Aluminum	95%			2038	**	5	\$900		
Metal Louvers	5%			2039	**	10	\$300		
Parapets									
Metal Panel	15%			2050	**	5			
No Component	85%								
Roof									
Modified Bitumen	100%			2035	**	10	\$21,900		
Soffits									
Stucco Cement	100%			2043	**	5			
Interior									
Floors									
Cast in Place Concrete	13%			LIFE	**	5	\$6,600		
Ceramic Tile	2%			2039	**	5	\$200		
Vinyl Tile	85%			2035	**	3	\$3,700		
Interior Walls									
Concrete Masonry Unit	97%			LIFE	**	5	\$11,500		
Glass: Single Pane	3%			LIFE	**	5	\$700		
Ceilings									
AcousTileSusp.Lay-In	95%			2035	**	5	\$11,000		
Exposed Struc: Steel	5%			LIFE	**	10	\$1,200		
Site Enclosure									
Fence/Gates									
Chain Link	80%			2040	**				
Iron Picket	20%			2065	**				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	**				

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
NORTH FOREST PARK BRANCH LIBRARY
Asset # : 13301

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	4+	\$2,100	2035	* *	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>						
<i>Location : Right Side Yard</i>						
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>						
<i>Location : Right Side Yard</i>						

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%	2030	\$1,600	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
<i>Location : Electrical Room</i>					
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>					

Switchgear / Switchboard

Molded Case Bkrs	100%		2030	\$34,200	5	\$200			
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Raceway

Conduit	100%		2030	\$33,200	1				
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Panelboards

Fused Disc Sw	5%		2029	\$800	5				
Molded Case Bkrs	95%		2029	\$15,000	5	\$200			

Wiring

Thermoplastic	100%		2030	\$29,300	1				
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Motor Controllers

Locally Mounted	100%		2028	\$16,000	5	\$100			
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Ground

Grounding Devices

Generic	100%		LIFE	* *	5	\$200			
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Lighting

Interior Lighting

Fluorescent	98%	2025	\$80,700	10	\$7,000
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
<i>Location : Throughout The Building</i>					

Fluorescent	2%	2025	\$1,600	10	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
<i>Location : Bookcase Area And Front Desk</i>					
<i>Explanation : Compact Fluorescent Lighting</i>					

Egress Lighting

Emergency, Battery	50%	2025	\$5,500	10	\$900
Exit, Service	50%	2025	\$600	1	

Exterior Lighting

HID	100%		2025	\$31,000	10				
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Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
NORTH FOREST PARK BRANCH LIBRARY
Asset # : 13301

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

Alarm

Security System

No Component

70%

Generic

30%

2025

\$7,500

1

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exit Doors**Explanation : Intrusion Alarm Only*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$1,400

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2028

\$59,300

1

\$3,800

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

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$600

Terminal Devices

Air Handler

75%

2025

\$81,200

1

\$3,600

Convactor/Radiator

25%

2035

* *

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating

100%

2025

\$65,300

1

\$3,600

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Mechanical Room*

Terminal Devices

Air Handler/Dir

100%

2025

\$86,100

1

Expansion

Heat Rejection

Dry Cooler

100%

2035

* *

2

\$5,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,900

Exhaust Fans

Interior

80%

2025

\$21,900

2

\$200

Roof

20%

2025

\$2,600

2

\$100

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
NORTH FOREST PARK BRANCH LIBRARY
Asset # : 13301

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping Brass/Copper	100%		2040	* *	1		
	Water Heater Gas Fired	100%		2029	\$4,700	2	\$100	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Fixtures Generic	100%						

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : NORTH HILLS BRANCH LIBRARY
Address : 57-04 MARATHON PKWY.
Borough : QUEENS **Agency's Number** : NO
Program / Asset # : QPL0N39.000 / 13302 **Yr Built/Renovated** : 1986 /
Area Sq Ft : 5,280 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 13-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8276 **Lot** : 20 **BIN** : 4171760

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$87,200	\$66,800
Electrical		\$57,800
Mechanical		\$202,300
Total	\$87,200	\$326,900
Importance Code A	\$87,200	\$107,100
Importance Code B		\$219,800
Total	\$87,200	\$326,900

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$13,300			
Interior Architecture	\$8,000		\$3,400	\$500
Electrical	\$700	\$500	\$600	\$600
Mechanical	\$3,000	\$1,900	\$1,600	\$1,900
Site Pavements	\$4,700			
Total	\$29,700	\$2,400	\$5,600	\$2,900
Importance Code A	\$13,500	\$300	\$300	\$300
Importance Code B	\$7,200	\$2,100	\$5,300	\$2,400
Importance Code C	\$8,900			\$300
Total	\$29,700	\$2,400	\$5,600	\$2,900



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

QUEENS PUBLIC LIBRARY - 039
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	95%	Now	\$49,300	LIFE	**	5	\$66,800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Panel	5%			2050	**	5-10	\$5,200	
Windows									
	Aluminum	100%	Now	\$13,300	2046	**	5	\$700	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Lunch Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
Roof									
	Metal Panel	75%			2043	**	10	\$37,900	
Drains Clogged, Extent : Light, Area Affected : 2%									
Location : Gutter Area									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Dorm Roof									
Explanation : Covered With A Liquid Applied Membrane									
	Single Ply Membrane	25%			2035	**	10	\$6,900	
Drains Clogged, Extent : Moderate, Area Affected : 2%									
Location : Lower Roof									
Ponding, Extent : Light, Area Affected : 10%									
Location : Lower Roof									
Interior									
Floors									
	Carpet	85%			2029	\$90,700	3	\$10,100	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Meeting Room Auditorium									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,700	
	Ceramic Tile	5%			2039	**	5	\$400	
	Vinyl Tile	5%			2035	**	3	\$100	
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$600	
	Concrete Masonry Unit	95%			LIFE	**	5	\$8,400	
Ceilings									
	AcousTileSusp.Lay-In	5%			2035	**	5	\$700	
	AcousTileSusp.Lay-In	25%			2035	**	5	\$3,500	
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,400	
	Gypsum Board	5%			LIFE	**	5-10	\$2,400	
	No Component	60%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Space Under The Dome									
Explanation : This Area Is Covered With Canvas Fabric									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2050	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Retaining Walls								
	Cast in Place Concrete	100%			2065	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%	0-2	\$4,700	2043	* *			
	Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Rear Of Building								
	Parking/Driveway								
	Asphalt	100%			2039	* *			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$1,600	5		
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 200 Amperes Each.								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$34,200	5		
	Raceway								
	Conduit	80%			2030	\$26,500	1		
	Conduit	20%			2056	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2038	* *	5		
	Molded Case Bkrs	70%			2038	* *	5	\$100	
	Molded Case Bkrs	20%			2052	* *	5		
	Wiring								
	Thermoplastic	80%			2030	\$23,500	1		
	Thermoplastic	20%			2056	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$16,000	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$2,800	10	\$200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Computer Desk Area								
	LED	95%			2038	* *			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

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

Lighting

Egress Lighting

Emergency, Battery	50%		2038	**	10	\$600		
Exit, Service	50%		2038	**	1			

Exterior Lighting

HID	30%		2030	\$6,300	10			
No Component	70%							

Alarm

Security System

Generic	100%		2025	\$16,900	1	\$2,000		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

Generic, Analog	100%		2025	\$57,800	1-3	\$3,400		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells And Manual Pull Stations*

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

Heating

Energy Source

Natural Gas	100%		2040	**	1			
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Conversion Equipment

Hot Water Boiler	100%		2028	\$40,300	1	\$2,600		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump	100%		2029	\$8,200	4	\$400		
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Terminal Devices

Air Handler	80%		2025	\$58,900	1	\$2,600		
Convactor/Radiator	20%		2028	\$5,600	1	\$300		

Air Conditioning

Energy Source

Electricity	100%		2038	**	1			
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Conversion Equipment

Reciprocating Compr/Chiller	100%		2025	\$44,400	1	\$2,500		
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*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Court Yard*

Terminal Devices

Air Handler/Cool/Ht	100%		2025	\$58,700	1	\$3,300		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Heat Rejection							
	Air Cooled Condenser Unit	100%		2030	\$10,500	2	\$3,700	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,700	
	Exhaust Fans							
	Interior	50%		2025	\$9,300	2	\$100	
	Roof	50%		2025	\$4,300	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2040	* *	1		
	Water Heater							
	Gas Fired	100%		2025	\$3,200	2	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Room</i> <i>Explanation : 40 Gallons</i>							
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

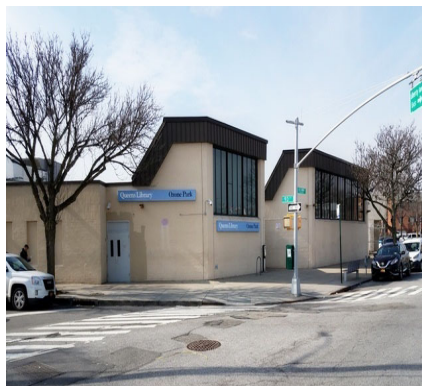
Asset Name : OZONE PARK BRANCH LIBRARY
Address : 92-24 ROCKAWAY BLVD.
Borough : QUEENS **Agency's Number** : OZ
Program / Asset # : QPL0040.000 / 13303 **Yr Built/Renovated** : 1977 / 1999
Area Sq Ft : 7,507 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 09-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 9113 **Lot** : 30 **BIN** : 4189526

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$2,000		\$20,800
Interior Architecture	\$5,200	\$4,200	\$400	
Electrical	\$600	\$800	\$700	\$800
Mechanical	\$400	\$500	\$1,000	\$5,100
Total	\$6,200	\$7,500	\$2,100	\$26,600
Importance Code A	\$400	\$2,400	\$400	\$21,300
Importance Code B	\$5,800	\$5,100	\$1,500	\$5,400
Importance Code C			\$200	
Total	\$6,200	\$7,500	\$2,100	\$26,600



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

QUEENS PUBLIC LIBRARY - 039
OZONE PARK BRANCH LIBRARY
Asset # : 13303

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick Cavity	90%			LIFE	**	5	\$16,000	
	Metal/Glass Curt Wall	10%			LIFE	**	5	\$3,300	
Roof									
	Metal Panel	5%			2042	**	10	\$2,000	
	Modified Bitumen	95%			2034	**	10	\$20,800	
Interior									
	Floors								
	Carpet	70%			2028	\$106,200	3	\$11,800	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
	Ceramic Tile	5%			2038	**	5	\$600	
	Vinyl Tile	20%			2034	**	3	\$800	
Interior Walls									
	Ceramic Tile	5%			2038	**	5	\$300	
	Concrete Masonry Unit	85%			LIFE	**	5	\$2,100	
	Gypsum Board	10%			LIFE	**	5	\$400	
Ceilings									
	AcousTileSusp.Lay-In	90%			2046	**	5	\$10,300	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$700	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2042	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2029	\$1,600	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard									
	Molded Case Bkrs	50%			2029	\$17,100	5	\$100	
	Molded Case Bkrs	50%			2055	* *	5	\$100	
Raceway									
	Conduit	70%			2029	\$23,200	1		
	Conduit	30%			2055	* *	1		
Panelboards									
	Molded Case Bkrs	70%			2028	\$11,100	5	\$100	
	Molded Case Bkrs	30%			2051	* *	5	\$100	

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

QUEENS PUBLIC LIBRARY - 039
OZONE PARK BRANCH LIBRARY
Asset # : 13303

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	50%			2029	\$14,700	1		
	Thermoplastic	50%			2055	**	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	94%			2037	**	10	\$6,500	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Meeting Rooms							
	Fluorescent	4%			2037	**	10	\$300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices							
	Fluorescent	1%			2037	**	10	\$100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	LED	1%			2037	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : LED Lights							
	Egress Lighting								
	Emergency, Battery	50%			2037	**	10	\$900	
	Exit, LED	50%			2064	**	1		
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2037	**	1	\$2,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways, And Outside-front And Rear Of Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	**	1-3	\$4,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

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

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

QUEENS PUBLIC LIBRARY - 039
OZONE PARK BRANCH LIBRARY
Asset # : 13303

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2034	* *	1	\$3,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Rooftop Package Unit						
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2034	* *	2	\$500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Package Unit. R-410a Refrigerant						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Roof	100%			2034	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2049	* *	1		
	Water Heater								
	Gas Fired	100%			2024	\$4,500	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : PENINSULA BRANCH LIBRARY
Address : 92-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : PRC
Program / Asset # : QPL0P41.000 / 13304 **Yr Built/Renovated** : 1972 / 1998
Area Sq Ft : 13,026 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 15-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16135 **Lot** : 1 **BIN** : 4303629

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$36,600	
Total	\$36,600	
Importance Code A	\$36,600	
Total	\$36,600	

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$3,300		\$700
Interior Architecture		\$12,900	\$9,300	
Electrical	\$200	\$700	\$200	\$200
Mechanical	\$4,100	\$2,400	\$5,200	\$2,700
Total	\$4,400	\$19,300	\$14,700	\$3,700
Importance Code A	\$600	\$4,000	\$600	\$1,400
Importance Code B	\$3,700	\$15,100	\$14,000	\$2,300
Importance Code C		\$200		
Total	\$4,400	\$19,300	\$14,700	\$3,700



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

QUEENS PUBLIC LIBRARY - 039
PENINSULA BRANCH LIBRARY
Asset # : 13304

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

Exterior

Exterior Walls

Masonry: Brick	80%			LIFE		**	5	\$9,500	
Stucco Cement	5%			2044		**	5	\$1,500	
Window Wall	15%			2037		**	5	\$6,600	

Parapets

Masonry: Brick	13%			LIFE		**	5	\$1,000	
Pre-Cast Concrete	2%			LIFE		**	5	\$900	
No Component	85%								

Roof

Modified Bitumen	100%			2032		**	10	\$36,600	
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Interior

Floors

Carpet	95%			2029	\$250,100		3	\$27,800	
Ceramic Tile	5%			2042		**	5	\$1,000	

Interior Walls

Ceramic Tile	5%			2042		**	5	\$400	
Gypsum Board	95%			LIFE		**	5	\$5,000	

Ceilings

AcousTileConcealSpLn	100%			2047		**	5	\$24,400	
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2057		**	5	\$100	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical First Floor

Explanation : One 800 Amperes Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2057		**	5	\$300	
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Raceway

Conduit	100%			2057		**	1		
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Panelboards

Fused Disc Sw	5%			2052		**	5		
Molded Case Bkrs	95%			2052		**	5	\$300	

Wiring

Thermoplastic	100%			2057		**	1		
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Motor Controllers

Locally Mounted	100%			2047		**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$200	
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
PENINSULA BRANCH LIBRARY
Asset # : 13304

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	95%			2037	**	10	\$11,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2037	**	10	\$600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Hte Building							
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$1,600	
	Exit, Service	50%			2037	**	1		
Exterior Lighting									
	HID	100%			2037	**	10		
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	**	1	\$1,000	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2037	**	1-3	\$1,600	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	**	1		
	Conversion Equipment								
	Furnace	100%			2037	**	1	\$6,400	
	Distribution								
	Hot Wtr Piping/Pump	100%			2052	**	4	\$600	
	Terminal Devices								
	Air Handler	90%			2037	**	1	\$7,300	
	Fan Coil Unit/Heat	10%			2032	**	1	\$400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2032	**	2	\$800	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Refrigerant 410a On The Roof							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2037	**	1	\$8,100	
Heat Rejection									
	Dry Cooler	100%			2037	**	2	\$9,100	

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

QUEENS PUBLIC LIBRARY - 039
PENINSULA BRANCH LIBRARY
Asset # : 13304

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,300	
Exhaust Fans								
	Interior	85%		2037	* *	2	\$300	
	Roof	15%		2037	* *	2	\$100	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2057	* *	1		
Water Heater								
	Gas Fired	100%		2027	\$7,900	2	\$200	
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	* *	1		
Fixtures								
	Generic	100%						

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : POPPENHUSEN BRANCH LIBRARY
Address : 121-23 14TH AVENUE
Borough : QUEENS **Agency's Number** : P
Program / Asset # : QPLOP43.000 / 13305 **Yr Built/Renovated** : 1904 / 2003
Area Sq Ft : 7,800 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 10-Sep-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 4042 **Lot** : 113 **BIN** : 4097863

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$37,400
Mechanical		\$426,500
Total		\$463,800
Importance Code A		\$37,400
Importance Code B		\$426,500
Total		\$463,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$36,300			\$4,200
Interior Architecture	\$33,100	\$1,100	\$4,700	\$1,200
Electrical	\$900	\$600	\$800	\$600
Mechanical	\$7,300	\$1,300	\$3,000	\$1,300
Site Enclosure	\$2,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$83,400	\$7,000	\$12,400	\$11,300
Importance Code A	\$39,000	\$800	\$800	\$4,900
Importance Code B	\$23,900	\$6,200	\$11,100	\$6,400
Importance Code C	\$20,500		\$600	
Total	\$83,400	\$7,000	\$12,400	\$11,300



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

QUEENS PUBLIC LIBRARY - 039
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	4+	\$22,400	LIFE	**	5	\$12,900	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
		Location : Front And Rear Elevations							
	Masonry: Limestone	15%	4+	\$6,400	LIFE	**	5	\$1,700	
		Water Penetration, Extent : Moderate, Area Affected : 2%							
		Location : 1st Floor Window							
Windows									
	Aluminum	100%			2046	**	5	\$1,700	
Parapets									
	Copper/Terne	15%			2065	**	5	\$2,400	
	Masonry: Brick	35%			LIFE	**	5-10	\$7,800	
	No Component	50%							
Roof									
	Copper/Terne	75%			2045	**	10	\$37,400	
	Roll Roofing	25%			2029	\$23,700	5	\$8,300	
Interior									
Floors									
	Carpet	70%			2029	\$120,000	3	\$12,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
	Ceramic Tile	20%			2039	**	5	\$2,300	
	Vinyl Tile	5%			2025	\$5,700	3	\$300	
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$1,200	
	Gypsum Board	50%			LIFE	**	5-10	\$19,800	
	Plaster	45%			LIFE	**	5-10	\$8,900	
Ceilings									
	AcousTileConcealSpLn	15%			2047	**	5	\$2,200	
	Exposed Struc: Wood	5%			LIFE	**	10	\$900	
	Gypsum Board	15%			LIFE	**	5-10	\$6,100	
	Plaster	65%			LIFE	**	5-10	\$13,200	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$2,000	2050	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Impact Damage, Extent : Moderate, Area Affected : 2%							
		Location : Gate Off Hinge And Bent Sections							
Retaining Walls									
	Cast in Place Concrete	90%			2065	**			
	Masonry: Fieldstone	10%			2050	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
POPPEHUSEN BRANCH LIBRARY
Asset # : 13305

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	85%		2035	**	
Masonry: Granite	10%		LIFE	**	
Pavers/Stone	5%		2033	**	

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2050	**	5
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Switchgear / Switchboard

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

Conduit	100%		2050	**	1
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Panelboards

Fused Disc Sw	5%	2046	**	5	
Molded Case Bkrs	95%	2046	**	5	\$200

Wiring

Thermoplastic	100%		2050	**	1
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Motor Controllers

Locally Mounted	100%		2043	**	5	\$100
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$200
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Lighting

Interior Lighting

Fluorescent	50%		2035	**	10	\$3,600
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Basement

Fluorescent	50%		2035	**	10	\$3,600
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : 1st Floor

Egress Lighting

Emergency, Battery	50%	2035	**	10	\$900
Exit, LED	50%	2058	**	1	

Exterior Lighting

Fluorescent	30%		2035	**	10	\$200
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Outside Perimeter

No Component	70%				
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Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

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

Alarm

Security System

No Component

30%

Generic

70%

2038

* *

1

\$2,000

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

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$4,800

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

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Steam Boiler

100%

Now

\$2,700

2035

* *

1

\$6,900

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Steam Piping/Pump

100%

2040

* *

Terminal Devices

Convactor/Radiator

60%

2035

* *

1

\$1,500

Fan Coil Unit/Heat

40%

2030

\$50,300

1

\$1,000

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Split Unit

100%

2030

\$179,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 6 Units. Refrigerant R-410a*

Terminal Devices

Fan Coil - 4 Pipe

100%

2030

\$196,800

1

\$2,500

Heat Rejection

Dry Cooler

100%

2035

* *

2

\$5,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,900

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2030	\$29,900	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$5,100	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Submersible	100%	0-2	\$300	2025	\$300	4	\$200	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
	Sewage Ejector(s)								
	Electric	100%	0-2	\$100	2030	\$2,400	4	\$300	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Auto Start Not Working							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : 1 Unit							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : QUEENS CENTRAL LIBRARY
Address : 89-11 MERRICK BOULEVARD
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : QPL0001.000 / 1867 **Yr Built/Renovated** : 1966 / 2012
Area Sq Ft : 239,750 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 12-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 9798 **Lot** : 6 **BIN** : 4209635

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$2,022,700	\$1,545,200
Interior Architecture	\$903,800	\$1,256,900
Electrical	\$742,200	\$1,521,400
Mechanical	\$6,486,400	\$709,700
Total	\$10,155,000	\$5,033,200
Importance Code A	\$2,022,700	\$1,545,200
Importance Code B	\$7,993,000	\$3,119,800
Importance Code C	\$139,300	\$368,200
Total	\$10,155,000	\$5,033,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$26,000		
Interior Architecture	\$361,800			\$63,900
Electrical	\$20,300	\$39,000	\$22,400	\$20,600
Mechanical	\$138,800	\$83,700	\$154,500	\$75,500
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$536,700	\$164,400	\$192,700	\$175,800
Importance Code A	\$11,900	\$37,800	\$12,400	\$11,900
Importance Code B	\$489,400	\$126,600	\$180,300	\$164,000
Importance Code C	\$35,400			
Total	\$536,700	\$164,400	\$192,700	\$175,800



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

QUEENS PUBLIC LIBRARY - 039

QUEENS CENTRAL LIBRARY

Asset # : 1867

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	30%	Now	\$187,400	LIFE	* *	5	\$29,400	
				Horizontal Cracks, Extent : Moderate, Area Affected : 10%					
				Location : Penthouse					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 5%					
				Location : Penthouse					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Second Floor Admin. Area Under Windows					
	Granite Panels	5%			LIFE	* *	5	\$3,700	
	Panel/Paver: Limestone	50%	2-4	\$282,700	LIFE	* *	5	\$36,700	
				Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%					
				Location : Front Entrance					
	Pre-Cast Concrete	10%			LIFE	* *	5	\$31,800	
	Window Wall	5%			2047	* *	5	\$18,300	
Windows									
	Aluminum	25%	Now	\$93,100	2035	* *	5	\$3,500	
				Caulking Deteriorated, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
				Water Penetration, Extent : Moderate, Area Affected : 5%					
				Location : Throughout					
	Aluminum	75%			2035	* *	5	\$21,000	
Parapets									
	Masonry: Brick	30%	Now	\$41,500	LIFE	* *	5	\$6,800	
				Misaligned/Bulging, Extent : Moderate, Area Affected : 25%					
				Location : Throughout					
				Worn/Eroded, Extent : Moderate, Area Affected : 15%					
				Location : Throughout					
	Masonry: Limestone	5%			LIFE	* *	5	\$1,400	
	Metal Panel	10%			2037	* *	5	\$8,800	
	Metal Rail	5%			2032	* *	5-10	\$20,500	
	Panel/Paver: Limestone	50%			LIFE	* *	5	\$12,400	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039

QUEENS CENTRAL LIBRARY

Asset # : 1867

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Built-Up (BUR)	25%	Now	\$264,400	2032	* *			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
		Location : Over I T S Area, 1980 Addition							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition							
	Modified Bitumen	40%			2027	\$1,410,200	10	\$98,200	
	Modified Bitumen	30%	Now	\$1,057,700	2037	* *			1
		Blisters, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Water Penetration, Extent : Severe, Area Affected : 20%							
		Location : Throughout							
	Skylight, Metal/Glass	5%	Now	\$96,000	2047	* *			
		Deformed/Dented, Extent : Light, Area Affected : 20%							
		Location : Throughout							
Interior									
Floors									
	Carpet	35%	Now	\$322,200	2026	\$1,610,900	3	\$178,900	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Cast in Place Concrete	10%			LIFE	* *	5	\$74,600	
	Ceramic Tile	5%	0-2	\$139,800	2030	\$349,400	5	\$8,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : Throughout							
	Sheet Vinyl/Rubber	15%			2032	* *	5	\$76,700	
	Terrazzo	25%			LIFE	* *	5	\$66,600	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Vinyl Tile	10%			2027	\$306,600	3	\$17,000	

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

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

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

QUEENS PUBLIC LIBRARY - 039

QUEENS CENTRAL LIBRARY

Asset # : 1867

Architecture		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Interior									
Interior Walls									
Ceramic Tile	5%	Now	\$139,300	2030	\$278,500	5	\$4,800		
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%									
Location : Throughout									
Concrete Masonry Unit	10%			LIFE	**	5	\$7,600		
Glass: Single Pane	5%	Now	\$15,200	LIFE	**	5	\$7,200		
Cracking/Crumbling, Extent : Light, Area Affected : 20%									
Location : Throughout									
Gypsum Board	15%			LIFE	**	5	\$17,200		
Gypsum Board	20%			LIFE	**	5	\$22,900		
Gypsum Board	10%			LIFE	**	5	\$11,400		
Plaster	25%	Now	\$20,200	LIFE	**	5	\$14,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Stairwell 5									
SGFT/Glazed Masonry	5%			LIFE	**				
Wood	5%			LIFE	**	5	\$38,200		
Ceilings									
AcousTileConcealSpLn	15%	4+	\$437,700	2047	**	5	\$32,000		
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : First C And C2 Floors									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : First C And C2 Floors									
AcousTileSusp.Lay-In	20%	0-2	\$58,400	2040	**	5	\$34,100		
Staining/Discoloring, Extent : Moderate, Area Affected : 5%									
Location : Payroll Room, Security Office, Corridors									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Payroll Room, Its And Corridors Of 1980 Addition, Cafeteria									
Exposed Concrete	5%			LIFE	**	5	\$2,700		
Exposed Struc: Steel	5%			LIFE	**				
Metal Panel	5%	Now	\$90,400	LIFE	**	5	\$21,300		
Deformed/Dented, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Plaster	10%			LIFE	**	5	\$21,300		
Plaster	15%			LIFE	**	5	\$32,000		
Under Construction	25%								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$1,000	
Switchgear / Switchboard								
Molded Case Bkrs	80%			2053	**	5	\$5,100	
Molded Case Bkrs	20%			2027	\$41,400	5	\$1,300	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039

QUEENS CENTRAL LIBRARY

Asset # : 1867

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	40%			2027	\$95,300	1		
	Conduit	60%			2057	**	1		
Panelboards									
	Fused Disc Sw	5%			2049	**	5	\$300	
	Fused Disc Sw	5%			2026	\$7,100	5	\$300	
	Molded Case Bkrs	40%			2026	\$56,900	5	\$2,500	
	Molded Case Bkrs	50%			2049	**	5	\$3,200	
Wiring									
	Braided Cloth	30%	2-4	\$71,700	2052	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	40%			2027	\$95,600	1		
	Thermoplastic	30%			2053	**	1		
Motor Controllers									
	Locally Mounted	20%			2025	\$127,900	5	\$300	
	Motor Control Center	70%			2025	\$110,200	5	\$4,600	
	Variable Frequency Drive	10%			2044	**			
Ground									
Grounding Devices									
	Generic	50%			LIFE	**	5	\$1,800	
	Generic	50%			LIFE	**	5	\$1,800	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2047	**	1	\$73,800	
Generators									
	Diesel	100%			2042	**	1	\$92,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : One 1250 Kilowatts							
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$8,900	
Fuel Storage									
	Day Tank	50%			2052	**	5	\$22,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : One 275 Gallons							
	Main Tank	50%			2067	**	5	\$3,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : One 6000 Gallons							

Lighting

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

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QUEENS PUBLIC LIBRARY - 039

QUEENS CENTRAL LIBRARY

Asset # : 1867

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

Lighting

Interior Lighting

Fluorescent	30%		2027	\$761,800	10	\$66,000
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Fluorescent	15%		2035	* *	10	\$33,000
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : T-5 Lamps*

Fluorescent	40%		2037	* *	10	\$88,000
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

Fluorescent	15%		2035	* *	10	\$33,000
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*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Egress Lighting

Emergency, Service	40%		2037	* *	1	
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Emergency, Service	10%		2027	\$12,500	1	
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Emergency, Battery	5%		2027	\$17,100	10	\$2,900
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Exit, LED	30%		2062	* *	1	
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Exit, Service	15%		2027	\$5,400	1	
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Exterior Lighting

HID	70%		2022	\$670,500	10	\$500
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HID	30%		2035	* *	10	\$200
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Alarm

Security System

No Component	90%					
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Generic	10%		2035	* *	1	\$9,000
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Fire/Smoke Detection

No Component	90%					
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Generic, Digital	10%		2035	* *	1-3	\$14,800
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source

Interruptible Gas/Dual	100%		2037	* *	1	
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Fuel

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

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QUEENS PUBLIC LIBRARY - 039

QUEENS CENTRAL LIBRARY

Asset # : 1867

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	5%			2032	**	1	\$5,900	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Roof							
		Explanation : 1 Roof Mounted Unit							
	Hot Water Boiler	95%			2040	**	1	\$112,600	
		Other Observation, Extent : Light, Area Affected : 95%							
		Location : Penthouse							
		Explanation : 2 Units							
Distribution									
	Hot Wtr Piping/Pump	95%			2035	**	4	\$11,200	
	No Component	5%							
Terminal Devices									
	Air Handler	70%			2022	\$2,338,200	1	\$103,800	
	Convactor/Radiator	20%			2032	**	1	\$15,500	
	Unit Heater - Steam	5%			2022	\$42,500	4	\$1,600	
	No Component	5%							
Air Conditioning									
	Energy Source								
	Electricity	10%			2035	**	1		
	Steam/HW System	90%			2037	**	1		
Conversion Equipment									
	Absorption	90%			2036	**	1	\$233,500	
	Chiller/Steam/HW								
		R-134a Refrigerant, Extent : Light, Area Affected : 90%							
		Location : Penthouse							
		Other Observation, Extent : Light, Area Affected : 90%							
		Location : Penthouse							
		Explanation : 2 Units							
	Ext Pkg Unit - Heating/Cooling	10%			2027	\$297,400	2	\$1,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Roof							
Distribution									
	CW & CHW Wtr	90%			2037	**	4	\$16,000	
	Pipe/Pump								
	No Component	10%							
Terminal Devices									
	Air Handler/Cool/Ht	90%			2022	\$2,397,800	1	\$133,400	
	No Component	10%							
Heat Rejection									
	Dry Cooler	10%			2027	\$129,200	2	\$16,700	
	Water Cooling Tower	90%			2021	\$811,300	2	\$217,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$133,700	

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

QUEENS PUBLIC LIBRARY - 039

QUEENS CENTRAL LIBRARY

Asset # : 1867

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2022	\$760,600	2	\$6,600	
	Roof	10%			2027	\$39,400	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$7,600	2037	* *	4	\$23,700	
	Leak Evident, Extent : Moderate, Area Affected : 5%								
	Location : At The Valve, Penthouse								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2022	\$36,200	4	\$7,600	
	Sewage Ejector(s)								
	Electric	100%			2022	\$68,400	4	\$14,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	50%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : C1, C, C2, 1, 2								
	Explanation : Two Units								
	Hydraulic	50%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 50%								
	Location : C1, 2 And C2,1								
	Explanation : 2 Units								
Fire Suppression									
	Standpipe								
	Generic	100%			2047	* *	1-5	\$120,900	
	Sprinkler								
	Generic	100%			2037	* *	1-2	\$67,200	
	Fire Pump								
	Generic	100%			2030	\$152,900	1	\$44,800	
	Chemical System								
	Generic	100%			2025	\$27,600	1-3	\$3,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : QUEENS VILLAGE BRANCH LIBRARY
Address : 94-11 217TH ST.
Borough : QUEENS **Agency's Number** : Q
Program / Asset # : QPL0Q44.000 / 13306 **Yr Built/Renovated** : 1954 / 2004
Area Sq Ft : 12,980 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10621 **Lot** : 12 **BIN** : 4226761

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$54,600	\$272,800
Interior Architecture	\$41,600	\$647,400
Electrical	\$189,300	
Mechanical		\$104,100
Total	\$285,500	\$1,024,300
Importance Code A	\$54,600	\$272,800
Importance Code B	\$230,900	\$121,600
Importance Code C		\$629,900
Total	\$285,500	\$1,024,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$10,200			
Interior Architecture	\$27,700	\$5,300	\$133,100	\$5,100
Electrical	\$14,800	\$13,800		
Mechanical	\$3,100	\$1,800	\$3,800	\$1,900
Total	\$55,800	\$20,900	\$136,900	\$7,000
Importance Code A	\$11,500	\$1,400	\$1,300	\$1,300
Importance Code B	\$43,600	\$19,500	\$134,200	\$5,700
Importance Code C	\$700		\$1,500	
Total	\$55,800	\$20,900	\$136,900	\$7,000



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

QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	7%	Now	\$1,000	LIFE	**	5	\$4,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%							
	Location : Basement Door At Steps To Driveway							
Masonry: Brick	85%			LIFE	**	5	\$10,300	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Granite Panels	3%			LIFE	**	5	\$300	
Windows								
Aluminum	98%	Now	\$9,200	2035	**	5	\$2,100	
	Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Metal Louvers	2%			2036	**	10	\$500	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$1,500	
Masonry: Brick	50%			LIFE	**	5	\$1,700	
Masonry: Limestone	10%			LIFE	**	5	\$400	
Roof								
Modified Bitumen	100%	Now	\$54,600	2027	\$272,800			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : At South Parapet							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Checkout Area, Childrens Reading Room							
Interior								
Floors								
Carpet	50%	Now	\$26,200	2023	\$131,200	3	\$14,600	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
	Location : First Floor							
	Wrinkling, Extent : Moderate, Area Affected : 10%							
	Location : First Floor							
Ceramic Tile	5%			2036	**	5	\$1,000	
Quarry Tile	15%			2040	**	5	\$4,400	
Vinyl Tile	20%			2032	**	3	\$1,500	
Vinyl Tile	10%			2027	\$17,500	3	\$1,000	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Fabric on Framing	20%			2028	\$629,900	5	\$2,900	
Glass: Single Pane	5%			LIFE	**	5	\$1,100	
Gypsum Board	45%			LIFE	**	5	\$7,900	
Marble Panels	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$900	
SGFT/Glazed Masonry	5%			LIFE	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

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

Interior

Ceilings

AcousTileSusp.Lay-In 55% 2032 * * 5 \$10,700

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

Location : Various Locations On First Floor

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

Location : Childrens Reading Room, Check Out Area

AcousTileSusp.Lay-In 25% 2-4 \$41,600 2047 * * 5 \$2,400

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

Location : Basement

Worn/Eroded, Extent : Moderate, Area Affected : 25%

Location : Basement

Exposed Concrete 5% LIFE * * 5 \$200

Plaster 15% LIFE * * 5 \$1,800

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

Under 600 Volts

Service Equipment

Fused Disc Sw 50% 2027 \$800 5

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

Location : Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch

Molded Case Bkrs 50% 2027 \$800 5 \$200

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

Location : Electrical Room

Explanation : One 500 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs 100% 2027 \$34,200 5 \$300

Raceway

Conduit 100% 2027 \$33,200 1

Panelboards

Fused Disc Sw 5% 2026 \$800 5

Molded Case Bkrs 95% 2026 \$15,000 5 \$300

Wiring

Braided Cloth 50% 2-4 \$14,700 2052 * * 1

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

Location : Basement

Thermoplastic 50% 2027 \$14,700 1

Motor Controllers

Locally Mounted 100% 2025 \$32,000 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$200

Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

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

Lighting

Interior Lighting	Fluorescent	100%			2022	\$137,500	10	\$11,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

Egress Lighting	Emergency, Battery	50%			2032	* *	10	\$1,600	
	Exit, Service	50%			2032	* *	1		

Exterior Lighting	HID	100%			2022	\$51,900	10		
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Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source	Natural Gas	100%			2047	* *	1		
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Conversion Equipment	Steam Boiler	100%			2040	* *	1	\$12,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 1 Unit

Distribution	Central Plant Steam Piping/Pmp	100%			2037	* *	4	\$1,000	
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Terminal Devices	Convactor/Radiator	100%			2040	* *	1	\$4,200	
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Air Conditioning

Energy Source	Electricity	100%			2043	* *	1		
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Conversion Equipment	Exterior Pkg Unit - Cooling	60%			2027	\$62,500	2	\$500	
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	Exterior Pkg Unit - Cooling	40%			2027	\$41,700	2	\$300	
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Heat Rejection	Air Cooled Condenser Unit	40%			2027	\$10,400	2	\$3,600	
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	No Component	60%							
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Ventilation

Distribution	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,200	
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Exhaust Fans	Roof	100%			2027	\$21,400	2	\$400	
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Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$7,800	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	* *	4	\$300	
	Backflow Preventer								
	Generic	100%			2027	\$3,300	1	\$800	
	Fixtures								
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : QUEENSBORO HILL BRANCH LIBRARY
Address : 60-05 MAIN ST.
Borough : QUEENS **Agency's Number** : QH
Program / Asset # : QPL0Q45.000 / 13307 **Yr Built/Renovated** : 1982 / 2001
Area Sq Ft : 7,956 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 05-May-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 6405 **Lot** : 50 **BIN** : 4140176

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$379,500	
Interior Architecture	\$66,200	
Electrical	\$84,300	
Mechanical		\$167,600
Total	\$530,000	\$167,600
Importance Code A	\$379,500	
Importance Code B	\$150,500	\$167,600
Total	\$530,000	\$167,600

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$26,700			
Interior Architecture	\$10,200	\$4,200		\$800
Electrical	\$800	\$9,100	\$900	\$700
Mechanical	\$800	\$2,000	\$4,200	\$2,000
Total	\$38,500	\$15,400	\$5,100	\$3,600
Importance Code A	\$27,100	\$400	\$400	\$400
Importance Code B	\$2,000	\$15,000	\$4,700	\$3,200
Importance Code C	\$9,400			
Total	\$38,500	\$15,400	\$5,100	\$3,600



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

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	90%	Now	\$65,200	LIFE	* *	5	\$20,400		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North Facade, West Facade									
Window Wall	10%	Now	\$11,600	2047	* *	5	\$4,300		
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
Windows									
Aluminum	90%	Now	\$14,300	2043	* *	5	\$800		
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Reading Area									
Glass Block	5%			LIFE	* *	5	\$100		
Other Observation, Extent : Light, Area Affected : 5%									
Location : Entrance Area									
Explanation : Channel Glass At Entrance									
Metal Louvers	5%			2036	* *	10	\$600		
Parapets									
Masonry: Brick	90%			LIFE	* *	5	\$2,000		
Pre-Cast Concrete	10%	Now	\$800	LIFE	* *	5	\$1,400		
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Coping									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : At Copings									
Roof									
Modified Bitumen	100%	Now	\$314,300	2037	* *				
Blisters, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Patching Evident, Extent : Moderate, Area Affected : 20%									
Location : Throughout Roof									
Seams Open/Split, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Interior									
Floors									
Carpet	70%			2028	\$112,600	3	\$12,500		
Cast in Place Concrete	5%			LIFE	* *	5	\$1,300		
Ceramic Tile	10%			2036	* *	5	\$1,200		
Vinyl Tile	15%			2027	\$16,100	3	\$900		

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Concrete Masonry Unit	90%			LIFE	* *	5	\$8,200	
	Glass: Single Pane	5%			LIFE	* *	5	\$900	
	Masonry: Brick	5%	0-2	\$9,400	LIFE	* *			
Repointing Failure, Extent : Severe, Area Affected : 20%									
Location : Near Clerestories In Adult Reading Room									
Ceilings									
	AcousTileConcealSpLn	65%	4+	\$66,200	2047	* *	5	\$4,800	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : First Floor									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : First Floor									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : First Floor									
	AcousTileSusp.Lay-In	10%			2044	* *	5	\$1,200	
Recent Installation, Extent : Light, Area Affected : 10%									
Location : Entrance Area									
	Exposed Struc: Steel	15%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$700	
	Plaster	5%			LIFE	* *	5	\$400	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2040	* *			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$1,600	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 1- Electrical Service Rated At 800a							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$34,200	5	\$200	
	Raceway								
	Conduit	100%			2027	\$33,200	1		
	Panelboards								
	Molded Case Bkrs	100%			2026	\$15,800	5	\$200	
	Wiring								
	Thermoplastic	100%			2027	\$29,300	1		
	Motor Controllers								
	Locally Mounted	100%			2032	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							

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

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

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

Lighting

Interior Lighting
Fluorescent

100% 2022 \$84,300 10 \$7,300

T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : 1st Floor

T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Boiler Room

Egress Lighting

Emergency, Battery

50% 2032 * * 10 \$1,000

Exit, Service

50% 2032 * * 1

Exterior Lighting

HID

100% 2027 \$31,800 10

Alarm

Security System

Generic

100% 2027 \$25,500 1 \$3,000

Fire/Smoke Detection

Generic, Digital

100% 2032 * * 1-3 \$4,900

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

Heating

Energy Source

Natural Gas

100% 2047 * * 1

Conversion Equipment

Hot Water Boiler

100% 2040 * * 1 \$3,900

Distribution

Hot Wtr Piping/Pump

100% 2035 * * 4 \$400

Terminal Devices

Air Handler

50% 2032 * * 1 \$2,500

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

Location : Roof Level Machine Room

Explanation : Combination Heat And A.c. Fan

Convactor/Radiator

50% 2040 * * 1 \$1,300

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

Location : About 8Ft Off Floor Level

Explanation : Radiators

Air Conditioning

Energy Source

Electricity

100% 2043 * * 1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

100% 2028 \$167,600 2 \$500

Distribution

Ductwork/Diffusers

100% LIFE * * 2 \$10,400

Heat Rejection

Dry Cooler

100% 2032 * * 2 \$5,500

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
	Exhaust Fans								
	Interior	80%		2032		**	2	\$200	
	Roof	20%		2032		**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%		2047		**	1		
	Water Heater								
	Gas Fired	100%		2026		\$4,800	2	\$100	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Smith 30 Gallons								
	Sanitary Piping								
	Cast Iron	100%		LIFE		**	1		
	Storm Drain Piping								
	Cast Iron	100%		LIFE		**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : REGO PARK BRANCH LIBRARY
Address : 91-41 63RD DR. @ AUSTIN ST.
Borough : QUEENS **Agency's Number** : RG
Program / Asset # : QPL0R48.000 / 13308 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 7,257 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 23-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3104 **Lot** : 16 **BIN** : 4072812

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$52,800	
Electrical		\$76,900
Mechanical		\$126,200
Total	\$52,800	\$203,100
Importance Code A	\$52,800	\$55,400
Importance Code B		\$147,600
Total	\$52,800	\$203,100

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,500			
Interior Architecture	\$32,100		\$300	\$4,500
Electrical	\$7,000	\$200	\$300	\$300
Mechanical	\$3,400	\$1,000	\$1,600	\$800
Total	\$74,000	\$1,200	\$2,100	\$5,500
Importance Code A	\$31,900	\$400	\$400	\$400
Importance Code B	\$36,100	\$800	\$1,700	\$4,800
Importance Code C	\$6,000			\$400
Total	\$74,000	\$1,200	\$2,100	\$5,500



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

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	60%	Now	\$52,800	LIFE	**	5	\$8,300	
				Efflorescence, Extent : Severe, Area Affected : 30%					
				Location : Throughout					
				Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%					
				Location : Throughout					
				Vegetation Growth, Extent : Severe, Area Affected : 20%					
				Location : North Facade					
	Metal Panel	30%			2050	**	5-10	\$28,400	
	Window Wall	10%			2050	**	5	\$5,200	
Windows									
	Aluminum	98%			2046	**	5	\$800	
	Metal Louvers	2%	Now	\$500	2045	**			
				Corrosion/Rusting, Extent : Moderate, Area Affected : 50%					
				Location : Penthouse					
				Deteriorated Finish, Extent : Moderate, Area Affected : 50%					
				Location : Penthouse					
Roof									
	Modified Bitumen	100%	4+	\$30,600	2035	**			
				Blisters, Extent : Moderate, Area Affected : 2%					
				Location : Main Roof					
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Over Restrooms, Children Room					
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Carpet	70%	2-4	\$20,500	2029	\$102,700	3	\$11,400	
				Staining/Discoloring, Extent : Moderate, Area Affected : 10%					
				Location : Main Library Area					
	Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
	Ceramic Tile	5%			2039	**	5	\$500	
	Vinyl Tile	20%			2035	**	3	\$800	
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$800	
	Concrete Masonry Unit	95%			LIFE	**	5	\$12,100	
Ceilings									
	AcousTileConcealSpLn	25%			2035	**	5	\$3,400	
	AcousTileSusp.Lay-In	70%	4+	\$3,300	2035	**	5	\$3,800	
				Water Penetration, Extent : Moderate, Area Affected : 10%					
				Location : Restrooms Teens Reading Area					
	Exposed Struc: Steel	5%			LIFE	**	10	\$1,100	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

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

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2043		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$1,600	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$34,200	5	\$200	
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Raceway

Conduit	90%			2030	\$29,800	1		
Conduit	10%			2050	**	1		

Panelboards

Fused Disc Sw	5%			2029	\$800	5		
Molded Case Bkrs	80%			2029	\$12,700	5	\$200	
Molded Case Bkrs	15%			2046	**	5		

Wiring

Thermoplastic	85%			2030	\$24,900	1		
Thermoplastic	15%			2050	**	1		

Motor Controllers

Locally Mounted	100%			2028	\$16,000	5		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

Interior Lighting

Fluorescent	100%			2025	\$76,900	10	\$6,700	
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout The Building

Egress Lighting

Emergency, Battery	45%			2035	**	10	\$800	
Exit, Service	55%			2035	**	1		

Exterior Lighting

HID	100%			2025	\$29,000	10		
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Alarm

Security System

No Component	70%							
Generic	30%			2025	\$7,000	1	\$800	

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

Location : Throughout The Building

Explanation : Intrusion Alarm Only, Motion Sensors

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$1,300

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2028

\$55,400

1

\$3,600

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

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$500

Terminal Devices

Air Handler

70%

2030

\$70,800

1

\$3,100

Convactor/Radiator

30%

2028

\$11,500

1

\$700

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

90%

2035

* *

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 90%**Location : 1 Unit On Roof*

Split Unit

10%

2035

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Unit, R-410a*

Terminal Devices

Fan Coil - 2 Pipe

10%

2035

* *

1

\$200

No Component

90%

Heat Rejection

Dry Cooler

10%

2035

* *

2

\$500

No Component

90%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,400

Exhaust Fans

Interior

50%

2030

\$12,800

2

\$100

Roof

50%

2035

* *

2

\$100

Plumbing

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping Brass/Copper	100%		2040	* *	1		
	Water Heater Gas Fired	100%		2029	\$4,400	2	\$100	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Fixtures Generic	100%						

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : RICHMOND HILL BRANCH LIBRARY
Address : 118-14 HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : RI
Program / Asset # : QPL0R49.000 / 13309 **Yr Built/Renovated** : 1905 / 2001
Area Sq Ft : 13,193 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 06-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 9264 **Lot** : 56 **BIN** : 4193458

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$416,900	
Interior Architecture	\$49,700	\$124,300
Electrical	\$191,100	
Mechanical		\$182,400
Total	\$657,700	\$306,800
Importance Code A	\$416,900	
Importance Code B	\$240,800	\$306,800
Total	\$657,700	\$306,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,700			
Interior Architecture	\$85,000		\$1,500	\$1,900
Electrical	\$200	\$25,600		
Mechanical	\$4,700	\$1,700	\$3,000	\$1,900
Total	\$121,600	\$27,300	\$4,500	\$3,700
Importance Code A	\$33,000	\$1,500	\$1,300	\$1,300
Importance Code B	\$58,000	\$25,800	\$3,200	\$2,400
Importance Code C	\$30,600			
Total	\$121,600	\$27,300	\$4,500	\$3,700



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

QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%	Now	\$194,500	LIFE	**	5	\$15,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : Southeast Corner									
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Masonry: Limestone	10%	Now	\$65,200	LIFE	**	5	\$1,300	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Childrens Entrance									
Water Penetration, Extent : Light, Area Affected : 20%									
Location : Throughout									
Windows									
	Aluminum	100%	Now	\$86,100	2035	**	5	\$2,400	
Caulking Deteriorated, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Weather Strip Missing, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
Parapets									
	Metal Rail	10%			2040	**	5-10	\$6,000	
	No Component	90%							
Roof									
	Metal Panel	30%	Now	\$31,700	2032	**			
Water Penetration, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
	Modified Bitumen	70%	Now	\$71,200	2032	**			
Water Penetration, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Interior									
Floors									
	Carpet	15%			2026	\$40,000	3	\$4,400	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
	Ceramic Tile	5%	Now	\$6,100	2030	\$20,200	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
	Vinyl Tile	70%	Now	\$49,700	2027	\$124,300	3	\$5,200	
Cracking/Crumbling, Extent : Moderate, Area Affected : 40%									
Location : Throughout									
	Vinyl Tile 9" X 9"	5%	0-2	\$11,500	2037	**	3	\$400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 100%									
Location : Throughout									

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

QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$1,500	2036	* *	5	\$300	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Gypsum Board	15%			LIFE	* *	5	\$900	
Gypsum Board	15%			LIFE	* *	5	\$900	
Plaster	65%	Now	\$29,100	LIFE	* *	5	\$2,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout								
Ceilings								
AcousTile,Adhered	5%	Now	\$500	2032	* *	5	\$500	
Water Penetration, Extent : Light, Area Affected : 5%								
Location : 2nd Floor								
Worn/Eroded, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor								
AcousTileConcealSpLn	15%			2040	* *	5	\$3,700	
AcousTileSusp.Lay-In	20%	Now	\$3,400	2040	* *	5	\$2,000	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : Throughout								
Water Penetration, Extent : Light, Area Affected : 10%								
Location : Throughout								
Plaster	60%	Now	\$32,900	LIFE	* *	5	\$7,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 30%								
Location : Throughout								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,600	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Amperes Main Disconnect Switch								
Raceway								
Conduit	100%			2027	\$33,200	1		
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	95%			2026	\$15,000	5	\$300	

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

QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Wiring									
	Braided Cloth	50%			2026	\$14,700	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	50%			2027	\$14,700	1		
Motor Controllers									
	Locally Mounted	100%			2025	\$32,000	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	99%			2022	\$138,300	10	\$12,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T - 12 Lamps									
	Incandescent	1%			2022	\$1,400	2		
Egress Lighting									
	Emergency, Battery	50%			2022	\$9,400	10	\$1,600	
	Exit, Service	50%			2022	\$1,000	1		
Exterior Lighting									
	HID	100%			2022	\$52,700	10		

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2037	* *	1		
	Conversion Equipment								
	Steam Boiler	100%			2032	* *	1	\$13,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : 1 Unit							
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2037	* *	4	\$1,000	
	Terminal Devices								
	Convactor/Radiator	100%			2040	* *	1	\$4,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Interior Pkg Unit - Cooling	20%			2025	\$97,800	2	\$200	
	Exterior Pkg Unit - Cooling	80%			2027	\$84,700	2	\$600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$2,400	LIFE	* *	2-5	\$7,400	
				Leak Evident, Extent : Moderate, Area Affected : 25%					
				Location : Flexible Connection Of #1 Ext. Package Unit On Roof					
	Exhaust Fans								
	Interior	60%			2027	\$27,900	2	\$200	
	Roof	40%			2027	\$8,700	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2047	* *	1		
	Galvanized Steel	80%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$8,000	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	* *	4	\$300	
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : RIDGEWOOD BRANCH LIBRARY
Address : 20-12 MADISON ST. @ FAIRVIEW AVE
Borough : QUEENS **Agency's Number** : RW
Program / Asset # : QPL0R50.000 / 13310 **Yr Built/Renovated** : 1928 / 2005
Area Sq Ft : 13,732 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 09-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m,2
Block : 3491 **Lot** : 1 **BIN** : 4083512

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$181,100	
Mechanical		\$38,300
Total	\$181,100	\$38,300
Importance Code A	\$181,100	
Importance Code B		\$38,300
Total	\$181,100	\$38,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture				\$2,900
Interior Architecture	\$7,100	\$100	\$4,100	\$1,400
Electrical	\$1,100	\$900	\$15,400	\$1,300
Mechanical	\$1,900	\$2,000	\$2,800	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$14,100	\$6,900	\$26,300	\$11,700
Importance Code A	\$1,000	\$1,000	\$1,000	\$3,900
Importance Code B	\$13,100	\$5,800	\$25,200	\$7,700
Importance Code C		\$100		
Total	\$14,100	\$6,900	\$26,300	\$11,700



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

QUEENS PUBLIC LIBRARY - 039
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	20%	Now	\$66,900	LIFE	**	5	\$34,900	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Brick	80%	Now	\$114,100	LIFE	**	5	\$17,900	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Windows									
	Aluminum	100%			2044	**	5	\$5,800	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,000	
		Recent Repair Evident, Extent : Light, Area Affected : 20%							
		Location : Coping							
	Masonry: Brick	90%			LIFE	**	5	\$7,000	
		Recent Repair Evident, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2036	**	10	\$17,900	
Interior									
Floors									
	Carpet	10%			2029	\$27,800	3	\$3,100	
	Ceramic Tile	35%			2041	**	5	\$7,200	
	Vinyl Tile	55%			2036	**	3	\$5,700	
Interior Walls									
	Ceramic Tile	2%			2037	**	5	\$200	
	Glass: Single Pane	3%			LIFE	**	5	\$200	
	Gypsum Board	15%			LIFE	**	5	\$900	
	Plaster	80%			LIFE	**	5	\$2,300	
Ceilings									
	AcousTile,Adhered	30%			2033	**	5	\$6,200	
	AcousTileSusp.Lay-In	60%	4+	\$2,100	2045	**	5	\$6,200	
		Staining/Discoloring, Extent : Severe, Area Affected : 2%							
		Location : 2nd Floor							
	Plaster	10%			LIFE	**	5	\$1,300	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2063	**			
Retaining Walls									
	Masonry: Brick	100%			2048	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2041	**			
Activity Yard									
	Pavers/Stone	100%			2037	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	90%			2048	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Amperes							
	Fused Disc Sw	10%			2048	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2048	* *	5	\$400	
Raceway									
	Conduit	100%			2048	* *	1		
Panelboards									
	Fused Disc Sw	5%			2044	* *	5		
	Molded Case Bkrs	95%			2044	* *	5	\$300	
Wiring									
	Thermoplastic	100%			2048	* *	1		
Motor Controllers									
	Locally Mounted	100%			2041	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2033	* *	10	\$8,800	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2033	* *	10	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lighting							
	Fluorescent	20%			2033	* *	10	\$2,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2033	* *	10	\$1,700	
	Exit, LED	45%			2056	* *	1		
	Exit, Service	5%			2033	* *	1		
Exterior Lighting									
	HID	100%			2033	* *	10		

Alarm

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

QUEENS PUBLIC LIBRARY - 039
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

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

Alarm

Security System

No Component

30%

Generic

70%

2033

* *

1

\$3,600

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

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

* *

1-3

\$6,100

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Furnace

50%

2033

* *

1

\$3,400

*Other Observation, Extent : Light, Area Affected : 50%**Location : Roof**Explanation : 3 Rooftop Package Units*

Steam Boiler

50%

2041

* *

1

\$6,800

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

Distribution

Central Plant Steam

50%

2048

* *

4

\$300

Piping/Pmp

No Component

50%

Terminal Devices

Air Handler

20%

2028

\$38,300

1

\$1,700

Convactor/Radiator

30%

2041

* *

1

\$1,300

No Component

50%

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2028	\$23,100	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 20% Location : Roof Explanation : Refrigerant: R-22							
	Ext Pkg Unit - Heating/Cooling	80%			2033	* *	2	\$700	
		Other Observation, Extent : Light, Area Affected : 80% Location : Roof Explanation : 3 Package Units. Refrigerant: R-410a							
Terminal Devices									
	Air Handler/Dir Expansion	20%			2028	\$30,400	1		
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2028	\$14,800	2	\$1,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,700	
	Exhaust Fans								
	Roof	100%			2033	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$8,300	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2033	* *	4	\$400	
	Backflow Preventer								
	Generic	100%			2033	* *	1	\$800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : One Unit							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : ROCHDALE VILLAGE BRANCH LIBRARY
Address : 169-09 137TH AVE.
Borough : QUEENS **Agency's Number** : RO
Program / Asset # : QPL0R51.000 / 13311 **Yr Built/Renovated** : 1969 / 2008
Area Sq Ft : 10,097 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 31-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 12495 **Lot** : 175 **BIN** : 4270057

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Mechanical	\$77,100	\$112,500
Total	\$77,100	\$112,500
Importance Code A	\$77,100	
Importance Code B		\$112,500
Total	\$77,100	\$112,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$8,900	\$3,300		
Interior Architecture	\$600	\$6,500	\$4,900	
Electrical	\$13,500	\$1,100	\$1,100	\$900
Mechanical	\$700	\$3,900	\$4,800	\$1,900
Total	\$23,700	\$14,800	\$10,900	\$2,800
Importance Code A	\$8,900	\$4,000	\$500	\$500
Importance Code B	\$14,500	\$10,900	\$10,400	\$2,300
Importance Code C	\$300			
Total	\$23,700	\$14,800	\$10,900	\$2,800



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

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	4+	\$8,900	LIFE	**	5	\$13,900	
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : Northwest Corner							
	Weathering Steel	10%			LIFE	**	1		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : New Addition To East Elevation							
		Explanation : Recent Construction							
	Window Wall	6%			2047	**	5	\$3,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Thermally Inefficient							
	Window Wall	4%			2057	**	5	\$2,600	
		Recent Construction, Extent : Light, Area Affected : 100%							
		Location : New Addition At East Elevation							
Windows									
	Aluminum	90%			2035	**	5	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Thermally Inefficient							
	Aluminum	10%			2052	**	5	\$100	
		Recent Construction, Extent : Light, Area Affected : 100%							
		Location : New Addition To East Elevation							
Parapets									
	Cast in Place Concrete	100%			LIFE	**	5	\$7,300	
Roof									
	IRMA/Protected Membrane	15%			2035	**	10	\$4,800	
	Modified Bitumen	75%			2035	**	10	\$23,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Main Roof							
	Skylight, Metal/Glass	10%			2057	**	10	\$10,600	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof On New Addition							
Interior									
Floors									
	Carpet	65%			2029	\$132,600	3	\$14,700	
	Cast in Place Concrete	10%			LIFE	**	5	\$3,300	
	Ceramic Tile	5%			2036	**	5	\$800	
	Vinyl Tile	20%			2037	**	3	\$1,100	
Interior Walls									
	Ceramic Tile	3%			2036	**	5	\$500	
	Concrete Masonry Unit	67%			LIFE	**	5	\$4,600	
	Glass: Single Pane	5%			LIFE	**	5	\$600	
	Gypsum Board	25%			LIFE	**	5	\$2,600	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

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

Interior

Ceilings

AcousTileConcealSpLn 65% 2047 * * 5 \$12,300

Recent Repair Evident, Extent : Light, Area Affected : 5%

Location : Throughout

Exposed Struc: Steel 5% LIFE * *

Exposed Struc: Wood 30% LIFE * *

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

Location : New Addition

Explanation : Recent Construction

Site Enclosure

Free Standing Walls

Cast in Place Concrete 100% 2077 * *

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

Location : Rear Courtyard

Explanation : Recent Construction

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2027 \$1,600 5 \$300

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

Location : Electrical Room

Explanation : 300 Amperes

Raceway

Conduit 95% 2027 \$31,500 1

Conduit 5% 4+ 2037 * * 1

Other Observation, Extent : Light, Area Affected : 50%

Location : Roof

Explanation : Conduit Not Supported Properly

Panelboards

Fused Disc Sw 100% 2026 \$15,800 5 \$200

Wiring

Braided Cloth 40% 2-4 \$11,700 2052 * * 1

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

Location : Throughout The Building

Thermoplastic 60% 2047 * * 1

Motor Controllers

Locally Mounted 100% 2025 \$32,000 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$100

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

Location : First Floor

Explanation : No Ground Wire Jumping The Water Meter.

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

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

Lighting

Interior Lighting Fluorescent	30%			2035	**	10	\$2,800	
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T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : First Floor

LED	70%			2035	**			
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Egress Lighting Emergency, Battery	50%			2035	**	10	\$1,200	
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Exit, Service	50%			2035	**	1		
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Exterior Lighting HID	80%			2027	\$32,300	10		
Incandescent	20%	4+	\$700	2027	\$6,800	2		

Other Observation, Extent : Light, Area Affected : 100%
Location : Exterior Rear
Explanation : Halogen Fixtures

Alarm

Security System Generic	100%			2035	**	1	\$3,800	
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Fire/Smoke Detection Generic, Digital	100%			2035	**	1-3	\$6,200	
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Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source Natural Gas	100%			2047	**	1		
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Conversion Equipment Hot Water Boiler	100%	0-2	\$77,100	2047	**	1	\$4,500	
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On Extended Life, Extent : Moderate, Area Affected : 100%
Location : 1st Floor
Repairs In Progress, Extent : Light, Area Affected : 100%
Location : 1st Floor

Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
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Broken, Extent : Moderate, Area Affected : 50%
Location : 1st Floor

Terminal Devices Air Handler	80%			2027	\$112,500	1	\$5,000	
Air Handler	20%			2032	**	1	\$1,300	

Air Conditioning

Energy Source Electricity	100%			2043	**	1		
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Conversion Equipment Split Unit	20%			2032	**			
No Component	80%							

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

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Distribution									
	Ductwork/Diffusers	80%			LIFE	* *	2	\$10,500	
	No Component	20%							
Terminal Devices									
	Air Handler/Dir	80%			2032	* *	1		
	Expansion								
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	50%			2022	\$2,000	2	\$3,500	
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,600	
Exhaust Fans									
	Interior	50%			2032	* *	2	\$200	
	Roof	50%			2032	* *	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2047	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$6,100	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 50 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : SAINT ALBANS BRANCH LIBRARY
Address : 191-05 LINDEN BLVD.
Borough : QUEENS **Agency's Number** : 53
Program / Asset # : QPL0S53.000 / 13312 **Yr Built/Renovated** : 1969 / 2004
Area Sq Ft : 7,062 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 11062 **Lot** : 24 **BIN** : 4238275

CAPITAL**Total**

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$37,100			
Interior Architecture	\$15,000	\$3,700	\$6,900	\$600
Electrical	\$27,100	\$600	\$700	\$700
Mechanical	\$3,400	\$500	\$1,700	\$500
Total	\$82,600	\$4,700	\$9,200	\$1,700
Importance Code A	\$37,700		\$700	
Importance Code B	\$33,300	\$4,700	\$8,600	\$1,100
Importance Code C	\$11,600			\$600
Total	\$82,600	\$4,700	\$9,200	\$1,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	4+	\$34,100	LIFE	**	5	\$10,700	
Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 10%								
Location : All Facades And Below Window Sills								
Metal Panel	5%			2050	**	5-10	\$4,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$4,300	
Window Wall	10%			2050	**	5	\$5,000	
Windows								
Aluminum	100%			2046	**	5	\$1,700	
Roof								
Under Construction	100%							
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	70%			2031	**	3	\$11,100	
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Mosaic Tile	5%			2043	**	5	\$1,300	
Vinyl Tile	20%			2038	**	3	\$800	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,100	
Concrete Masonry Unit	75%			LIFE	**	5	\$13,400	
Gypsum Board	20%			LIFE	**	5-10	\$7,600	
Ceilings								
AcousTileConcealSpLn	90%			2043	**	5	\$11,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Throughout								
Gypsum Board	10%			LIFE	**	5-10	\$3,600	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$34,200	5	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	90%			2030	\$29,800	1		
	Conduit	10%			2050	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2029	\$14,200	5	\$200	
	Molded Case Bkrs	10%			2046	* *	5		
Wiring									
	Braided Cloth	90%	2-4	\$26,400	2055	* *	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2050	* *	1		
Motor Controllers									
	Variable Frequency Drive	100%			2043	* *			
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	5%			2035	* *	10	\$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Lobby									
	LED	95%			2038	* *			
Egress Lighting									
	Emergency, Battery	50%			2030	\$5,000	10	\$900	
	Exit, Service	50%			2030	\$500	1		
Exterior Lighting									
	HID	30%			2025	\$8,500	10		
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2035	* *	1	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Areas And Front Of The Building									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$4,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights And Horns									

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	**	1		
	Conversion Equipment								
	Radiant Heater	100%			2035	**	2	\$3,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 4 Gas Fired Hot Water Heaters Mounted On Side Of Air Handler								
	Terminal Devices								
	Air Handler	100%			2035	**	1	\$4,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Roof								
	Explanation : Not Accessible To The Roof Due To Construction In Progress.								
	Distribution								
	Not Accessible	100%							
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2035	**	1		
	Heat Rejection								
	Not Accessible	100%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,200	
	Exhaust Fans								
	Interior	50%			2035	**	2	\$100	
	Not Accessible	50%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		
	Water Heater								
	Gas Fired	100%			2028	\$4,300	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : SEASIDE BRANCH LIBRARY
Address : 116-15 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : SE
Program / Asset # : QPL0S54.000 / 13313 **Yr Built/Renovated** : 1980 / 2001
Area Sq Ft : 7,260 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-May-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16226 **Lot** : 1 **BIN** : 4304786

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$95,000
Interior Architecture		\$171,800
Electrical		\$152,600
Total		\$419,300
Importance Code A		\$95,000
Importance Code B		\$324,400
Total		\$419,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,000			
Interior Architecture	\$1,500		\$200	\$1,200
Electrical	\$600	\$4,600	\$400	\$500
Mechanical	\$21,400	\$9,000	\$4,800	\$2,600
Total	\$42,500	\$13,600	\$5,300	\$4,400
Importance Code A	\$19,400	\$400	\$400	\$400
Importance Code B	\$23,000	\$13,200	\$5,000	\$4,000
Importance Code C	\$100			
Total	\$42,500	\$13,600	\$5,300	\$4,400



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

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Panels Over Windows							
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
		Staining/Discoloring, Extent : Light, Area Affected : 40%							
		Location : Base Of Exterior Wall							
	Concrete Masonry Unit	90%			LIFE	* *	5	\$10,000	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Split Face Exposed Aggregate Blocks							
		Explanation : Special CMU							
Windows									
	Aluminum	100%			2035	* *	5	\$300	
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$2,200	
	No Component	10%							
Roof									
	Roll Roofing	100%	2-4	\$19,000	2026	\$95,000	5	\$18,100	
		Blisters, Extent : Moderate, Area Affected : 30%							
		Location : At Seams							
Interior									
Floors									
	Carpet	3%			2026	\$4,400	3	\$500	
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
	Ceramic Tile	2%			2036	* *	5	\$200	
	Vinyl Tile	90%			2027	\$88,000	3	\$4,900	
Interior Walls									
	Ceramic Tile	5%			2036	* *	5	\$300	
	Concrete Masonry Unit	95%			LIFE	* *	5	\$2,100	
Ceilings									
	AcousTileSusp.Lay-In	90%			2025	\$83,800	5	\$9,800	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$700	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2062	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2040	* *			

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

Under 600 Volts

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Not Accessible	100%							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2037	* *	5	\$200	
	Raceway								
	Conduit	60%			2037	* *	1		
	Conduit	40%			2027	\$13,300	1		
	Panelboards								
	Molded Case Bkrs	70%			2035	* *	5	\$100	
	Molded Case Bkrs	30%			2026	\$4,700	5	\$100	
	Wiring								
	Thermoplastic	100%			2037	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2032	* *	5		
	Locally Mounted	20%			2025	\$3,200	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Water Main								
	Explanation : Connected To Main Water Pipe								
Lighting									
	Interior Lighting								
	Fluorescent	95%			2027	\$73,100	10	\$6,300	
	T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Incandescent	5%			2022	\$3,800	2		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Downlighting								
	Egress Lighting								
	Exit, Service	50%			2032	* *	1		
	Exit, Battery	50%			2032	* *	10	\$200	
	Exterior Lighting								
	HID	100%			2027	\$29,000	10		
Alarm									
	Fire/Smoke Detection								
	Generic, Analog	100%			2027	\$79,500	1-3	\$4,600	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2040	**	1	\$3,600	
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	**	4	\$400	
	Terminal Devices								
	Air Handler	100%	4+	\$20,200	2032	**	1	\$4,000	
	Leak Evident, Extent : Moderate, Area Affected : 100%								
	Location : Mechanical Room								
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2032	**	1	\$3,400	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$9,400	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	**	1	\$4,500	
	Leak Evident, Extent : Moderate, Area Affected : 100%								
	Location : Mechanical Room								
	Heat Rejection								
	Dry Cooler	100%			2032	**	2	\$5,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
	Exhaust Fans								
	Roof	100%			2027	\$11,900	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
	Water Heater								
	Electric	100%			2022	\$6,300	4	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : 1-30 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2032	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Explanation : Boiler								
Fixtures									
	Generic	100%							

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

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

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

Fire Suppression

Sprinkler

No Component

95%

Generic

5%

2047

* *

1-2

\$100

*Other Observation, Extent : Light, Area Affected : 10%**Location : 1st Floor**Explanation : Over Book Return*

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

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : SOUTH HOLLIS BRANCH LIBRARY
Address : 204-01 HOLLIS AVE.
Borough : QUEENS **Agency's Number** : SH
Program / Asset # : QPL0S55.000 / 13314 **Yr Built/Renovated** : 1974 / 2008
Area Sq Ft : 6,330 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 05-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10907 **Lot** : 30 **BIN** : 4442263

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$38,600	
Interior Architecture		\$72,400
Electrical		\$116,300
Mechanical		\$158,300
Total	\$38,600	\$347,000
Importance Code A	\$38,600	
Importance Code B		\$347,000
Total	\$38,600	\$347,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$31,800	\$1,200		
Interior Architecture	\$1,600			\$5,300
Electrical	\$3,800	\$5,400	\$600	\$700
Mechanical	\$7,600	\$4,600	\$2,400	\$800
Total	\$44,800	\$11,100	\$3,000	\$6,700
Importance Code A	\$38,100	\$1,600	\$300	\$300
Importance Code B	\$6,400	\$9,600	\$2,700	\$6,400
Importance Code C	\$300			
Total	\$44,800	\$11,100	\$3,000	\$6,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$38,600	LIFE	**	5	\$12,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 75%							
	Location : Steel Window Lintels Throughout							
Window Wall	5%			2047	**	5	\$2,400	
Windows								
Aluminum	100%	Now	\$31,800	2052	**	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Thermally Inefficient							
Roof								
Modified Bitumen	100%			2035	**	10	\$18,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,100	
Ceramic Tile	5%			2036	**	5	\$500	
Vinyl Tile	85%			2027	\$72,400	3	\$4,000	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$700	
Concrete Masonry Unit	80%			LIFE	**	5	\$4,300	
Glass: Single Pane	5%			LIFE	**	5	\$500	
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	90%			2044	**	5	\$8,500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Exposed Struc: Steel	10%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2037	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Disconnect Switch Rated At 800af/ 400at									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2037	**	5	\$200	
Raceway									
	Conduit	100%			2037	**	1		
Panelboards									
	Molded Case Bkrs	70%			2035	**	5	\$100	
	Molded Case Bkrs	30%			2026	\$4,700	5	\$100	
Wiring									
	Thermoplastic	100%			2037	**	1		

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

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2032	* *	5		
Ground									
	Grounding Devices								
	Generic	100%	2-4	\$3,000	LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Water Main							
		Explanation : Ground Wire Outer Jacket Is Corroded As Well As Connection To Ground Clamp.							
Lighting									
	Interior Lighting								
	Fluorescent	29%			2032	* *	10	\$1,700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Fluorescent	70%			2027	\$46,900	10	\$4,100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	Incandescent	1%			2022	\$700	2		
Egress Lighting									
	Exit, Service	50%			2022	\$500	1		
	Exit, Battery	50%			2022	\$1,500	10	\$200	
Alarm									
	Security System								
	Generic	100%			2032	* *	1	\$2,400	
	Fire/Smoke Detection								
	Generic, Analog	100%			2027	\$69,400	1-3	\$4,000	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2047	* *	1		
	Conversion Equipment								
	Hot Water Boiler	75%			2040	* *	1	\$2,400	
	Hot Water Boiler	25%	Now	\$6,000	2044	* *	1	\$700	
	Repairs In Progress, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	* *	4	\$300	
	Not Insulated, Extent : Light, Area Affected : 30%								
	Location : Basement								
	Terminal Devices								
	Air Handler	100%			2027	\$88,200	1	\$3,900	
Air Conditioning									

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

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
Terminal Devices									
	Air Handler/Dir Expansion	100%			2027	\$70,100	1		
Heat Rejection									
	Air Cooled Condenser Unit	100%			2027	\$12,600	2	\$4,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
Exhaust Fans									
	Roof	100%			2027	\$10,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	**	1		
Water Heater									
	Gas Fired	100%			2022	\$3,800	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 30 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$1,000	4	\$100	
Backflow Preventer									
	Generic	100%			2032	**	1	\$400	
Fixtures									
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : SOUTH JAMAICA BRANCH LIBRARY
Address : 108-41 GUY R. BREWER BLVD. JAMAICA
Borough : QUEENS **Agency's Number** : SJ
Program / Asset # : QPL0S65.000 / 13394 **Yr Built/Renovated** : 1999 /
Area Sq Ft : 14,518 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 15-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10171 **Lot** : 8 **BIN** : 4000000

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$81,000
Total		\$81,000
Importance Code A		\$81,000
Total		\$81,000

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture		\$4,400	\$2,300	
Interior Architecture	\$6,800		\$3,300	
Electrical	\$300	\$10,800	\$500	\$300
Mechanical	\$900	\$1,000	\$3,500	\$1,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$12,000	\$20,100	\$13,400	\$5,300
Importance Code A	\$700	\$5,100	\$3,000	\$700
Importance Code B	\$10,900	\$14,900	\$10,500	\$4,600
Importance Code C	\$300			
Total	\$12,000	\$20,100	\$13,400	\$5,300



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

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$10,900	
	Pre-Cast Concrete	15%			LIFE	**	5	\$7,600	
	Window Wall	15%			2047	**	5	\$8,800	
Windows									
	Aluminum	95%			2043	**	5	\$4,500	
	Metal Louvers	5%			2036	**	10	\$1,500	
Parapets									
	Masonry: Brick	50%			LIFE	**	5	\$400	
	Pre-Cast Concrete	50%			LIFE	**	5	\$2,600	
Roof									
	Sloped Glazing	30%			LIFE	**	5	\$81,000	
	Not Accessible	70%							
Interior									
Floors									
	Carpet	30%			2026	\$88,000	3	\$9,800	
	Cast in Place Concrete	10%			LIFE	**	5	\$4,800	
	Ceramic Tile	60%			2036	**	5	\$13,000	
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$600	
	Concrete Masonry Unit	80%			LIFE	**	5	\$3,800	
	Gypsum Board	10%			LIFE	**	5	\$700	
	Masonry: Brick	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	80%			2040	**	5	\$17,400	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	15%			LIFE	**	5	\$4,100	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2047	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 1200 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2047	* *	5	\$100	
	Raceway								
	Conduit	100%			2047	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2043	* *	5		
	Molded Case Bkrs	95%			2043	* *	5	\$400	
	Wiring								
	Thermoplastic	100%			2047	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2040	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	55%			2032	* *	10	\$7,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2032	* *	10	\$1,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	LED	35%			2037	* *			
Egress Lighting									
	Emergency, Battery	50%			2032	* *	10	\$1,800	
	Exit, LED	50%			2055	* *	1		
Exterior Lighting									
	HID	100%			2032	* *	10		
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2032	* *	1	\$1,100	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2032	* *	1-3	\$1,800	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2053	* *	1		
	Conversion Equipment								
	Furnace	100%			2035	* *	1	\$7,200	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2032	* *	2	\$900	

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

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2035	**	1		
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,100	
	Exhaust Fans								
	Roof	100%			2035	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$8,800	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$300	
	Sewage Ejector(s)								
	Electric	100%			2035	**	4	\$600	
	Backflow Preventer								
	No Component	40%							
	Generic	60%			2035	**	1	\$500	
	Other Observation, Extent : Light, Area Affected : 60% Location : Fire Main And Boiler Feed Explanation : Partial								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 1st Floor Explanation : One Unit								
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2047	**	1-2	\$200	

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : SOUTH OZONE PARK BRANCH LIBRARY
Address : 128-16 ROCKAWAY BLVD.
Borough : QUEENS **Agency's Number** : SZ
Program / Asset # : QPL0S\$7,000 / 13315 **Yr Built/Renovated** : 1974 / 2001
Area Sq Ft : 7,420 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 31-Mar-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16948 **Lot** : 8 **BIN** : 4254814

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Electrical	\$77,000	
Mechanical		\$72,400
Total	\$77,000	\$72,400
Importance Code B	\$77,000	\$72,400
Total	\$77,000	\$72,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$66,700	\$1,300		
Interior Architecture	\$105,500		\$300	\$3,900
Electrical	\$400	\$25,100	\$400	\$400
Mechanical	\$2,300	\$26,800	\$1,900	\$1,900
Total	\$174,900	\$53,200	\$2,600	\$6,100
Importance Code A	\$67,100	\$1,800	\$400	\$400
Importance Code B	\$107,600	\$51,400	\$2,200	\$5,700
Importance Code C	\$200			
Total	\$174,900	\$53,200	\$2,600	\$6,100



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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	85%	Now	\$33,300	LIFE	* *	5	\$10,400		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : Northwest And Northeast Corners Near Entrance								
	Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
	Location : Northwest And Northeast Corners Near Entrance								
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Northwest And Northeast Corners Near Entrance								
	Explanation : Safety Netting Applied To Areas Where Masonry Is Delaminating								
Metal Coiling Doors	10%			2040	* *	5	\$3,800		
Window Wall	5%			2037	* *	5	\$2,300		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
Windows									
Aluminum	75%			2035	* *	5	\$700		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
Glass Block	25%	2-4	\$2,600	LIFE	* *	5	\$200		
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : At Clerestory								
	Other Observation, Extent : Light, Area Affected : 30%								
	Location : At Clerestory								
	Explanation : Perimeter Caulking Recently Replaced.								
Parapets									
Masonry: Brick	90%			LIFE	* *	5	\$1,400		
Metal Panel	5%			2047	* *	5	\$300		
Slate	5%	0-2	\$200	LIFE	* *	5	\$100		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Roof									
Modified Bitumen	100%	Now	\$30,700	2032	* *				
	Blisters, Extent : Moderate, Area Affected : 10%								
	Location : North Section Of Roof								
	Ponding, Extent : Light, Area Affected : 10%								
	Location : Roof Located On North Side Of Clerestory								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Community Room, Computer Area, Reading And Work Areas								
	Other Observation, Extent : Light, Area Affected : 2%								
	Location : East Side Of Clerestory								
	Explanation : Metal Cap Flashing Missing On One Side Of Clerestory								
Interior									

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY

Asset # : 13315

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	70%	Now	\$105,000	2029	\$105,000	3	\$11,700	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
		Location : Main Reading Area							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Ceramic Tile	5%			2036	**	5	\$600	
	Vinyl Tile	25%			2032	**	3	\$1,000	
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$400	
	Concrete Masonry Unit	85%			LIFE	**	5	\$2,800	
	Plaster	10%			LIFE	**	5	\$200	
		Water Penetration, Extent : Light, Area Affected : 1%							
		Location : Clerestory							
Ceilings									
	AcousTileSusp.Lay-In	85%			2040	**	5	\$9,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Community Room, Computer Area, Reading And Work Areas							
	Exposed Struc: Steel	5%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$700	

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2027	\$1,600	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 400a, 208/120v									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2027	\$34,200	5	\$200	
Raceway									
	Conduit	100%			2037	* *	1		
Panelboards									
	Fused Disc Sw	30%			2035	* *	5	\$100	
	Molded Case Bkrs	50%			2026	\$7,900	5	\$100	
	Molded Case Bkrs	20%			2035	* *	5		
Wiring									
	Thermoplastic	100%			2037	* *	1		
Motor Controllers									
	Locally Mounted	100%			2025	\$16,000	5	\$100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

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

Ground

Grounding Devices
Generic

100% LIFE * * 5 \$100
Other Observation, Extent : Moderate, Area Affected : 100%
Location : First Floor
Explanation : No Ground Wire Jumping Water Meter

Lighting

Interior Lighting
Fluorescent

98% 2022 \$77,000 10 \$6,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : T12 Lamps

Incandescent

2% 2022 \$1,600 2

Egress Lighting

Emergency, Battery

50% 2027 \$5,300 10 \$900

Emergency, Battery

50% 2027 \$5,300 10 \$900

Exterior Lighting

HID

10% 2032 * * 10

LED

40% 2027 \$13,600

No Component

50%

Alarm

Security System

Generic

100% 2035 * * 1 \$2,800

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 2022 \$16,300 1-3 \$900

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

Heating

Energy Source

Electricity

2% 2047 * * 1
Other Observation, Extent : Light, Area Affected : 10%
Location : Book Drop
Explanation : Unit Heater

Natural Gas

98% 2047 * * 1

Conversion Equipment

Hot Water Boiler

100% 2032 * * 1 \$3,700

Distribution

Hot Wtr Piping/Pump

100% 2035 * * 4 \$400

Terminal Devices

Air Handler

70% 2027 \$72,400 1 \$3,200

Convactor/Radiator

30% 2032 * * 1 \$700

Air Conditioning

Energy Source

Electricity

100% 2043 * * 1

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	30%			2032	* *	2	\$100	
	No Component	70%							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2022	\$17,300	1	\$3,200	
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	70%			2022	\$3,100	2	\$3,600	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	
Exhaust Fans									
	Roof	100%	Now	\$1,200	2032	* *	2	\$200	
	Broken, Extent : Severe, Area Affected : 5%								
	Location : Toilet Exhaust								
	Unit Inoperable, Extent : Severe, Area Affected : 10%								
	Location : Toilet Exhaust								
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
Water Heater									
	Gas Fired	100%			2022	\$4,500	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 30 Gallon								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : STEINWAY BRANCH LIBRARY
Address : 21-45 31ST ST.
Borough : QUEENS **Agency's Number** : S
Program / Asset # : QPL0S58.000 / 13316 **Yr Built/Renovated** : 1956 / 2002
Area Sq Ft : 10,752 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 831 **Lot** : 15 **BIN** : 4016923

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$174,800
Electrical	\$43,000	\$113,900
Mechanical		\$192,700
Total	\$43,000	\$481,400
Importance Code A		\$174,800
Importance Code B	\$43,000	\$306,600
Total	\$43,000	\$481,400

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$2,100			\$2,600
Interior Architecture	\$5,200	\$900		\$5,200
Electrical	\$20,000	\$800	\$10,800	\$900
Mechanical	\$1,100	\$1,600	\$1,900	\$2,100
Total	\$28,400	\$3,300	\$12,700	\$10,700
Importance Code A	\$2,600	\$500	\$700	\$3,100
Importance Code B	\$25,800	\$2,200	\$12,100	\$7,600
Importance Code C		\$600		
Total	\$28,400	\$3,300	\$12,700	\$10,700



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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$19,100	
	Masonry: Limestone	15%			LIFE	**	5	\$2,500	
Windows									
	Aluminum	100%			2044	**	5	\$5,100	
Parapets									
	Masonry: Brick	95%			LIFE	**	5	\$1,800	
	Masonry: Limestone	5%	Now	\$2,100	LIFE	**	5	\$100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
	Modified Bitumen	100%			2028	\$174,800	10	\$12,200	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	60%			2027	\$130,400	3	\$19,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
	Ceramic Tile	3%			2037	**	5	\$500	
	Terrazzo	10%			LIFE	**	5	\$1,300	
	Vinyl Tile	20%			2033	**	3	\$1,600	
	Vinyl Tile 9" X 9"	2%			2028	\$3,800	3	\$100	
Interior Walls									
	Ceramic Tile	3%			2037	**	5	\$1,200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$800	
	Masonry: Brick	7%			LIFE	**			
	Plaster	85%			LIFE	**	5	\$10,500	
Ceilings									
	Exposed Concrete	10%			LIFE	**	5	\$300	
	Plaster	90%			LIFE	**	5	\$9,100	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	30%			2048	**			
	Chain Link	70%			2038	**			
Free Standing Walls									
	Masonry: Brick	100%			2048	**			
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2033	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	10%			2028	\$200	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Amperes Main Disconnect Switch For Emergency									
	Molded Case Bkrs	90%			2028	\$1,400	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2028	\$34,200	5	\$300	
Raceway									
	Conduit	90%			2028	\$29,800	1		
	Conduit	10%			2038	* *	1		
Panelboards									
	Fused Disc Sw	5%			2027	\$800	5		
	Molded Case Bkrs	85%			2027	\$13,400	5	\$200	
	Molded Case Bkrs	10%			2044	* *	5		
Wiring									
	Braided Cloth	65%	2-4	\$19,100	2053	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2028	\$8,800	1		
	Thermoplastic	5%			2048	* *	1		
Motor Controllers									
	Locally Mounted	80%			2041	* *	5	\$100	
	Locally Mounted	20%			2026	\$6,400	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	95%			2028	\$108,200	10	\$9,400	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Ballast And Bulb Is New But The Fixtures Are Old									
	Fluorescent	5%			2028	\$5,700	10	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Staircase Landings									
Explanation : Compact Fluorescent Light Fixtures									
Egress Lighting									
	Emergency, Battery	50%			2023	\$7,700	10	\$1,300	
	Exit, Service	50%			2023	\$800	1		
Exterior Lighting									
	HID	100%			2023	\$43,000	10		

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

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

Alarm

Security System

No Component

30%

Generic

70%

2033

* *

1

\$2,800

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

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

* *

1-3

\$4,800

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Hot Water Boiler

100%

2041

* *

1

\$5,300

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

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$500

Terminal Devices

Air Handler

50%

2033

* *

1

\$3,300

Convactor/Radiator

50%

2033

* *

1

\$1,700

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

80%

2028

\$106,700

2

\$500

*R-22 Refrigerant, Extent : Light, Area Affected : 80%**Location : Roof*

Split Unit

20%

2028

\$45,500

Terminal Devices

Fan Coil - 2 Pipe

20%

2028

\$40,500

1

\$700

No Component

80%

Heat Rejection

Dry Cooler

20%

2028

\$11,600

2

\$1,500

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,000

Exhaust Fans

Roof

100%

2028

\$17,700

2

\$300

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$6,500	2	\$200	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Basement					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2028	\$3,100	4	\$400	
	Fixtures								
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : SUNNYSIDE BRANCH LIBRARY
Address : 43-06 GREENPOINT AVE.
Borough : QUEENS **Agency's Number** : SU
Program / Asset # : QPL0S59.000 / 13317 **Yr Built/Renovated** : 1976 / 2005
Area Sq Ft : 7,992 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 173 **Lot** : 16 **BIN** : 4002111

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$93,000	\$289,800
Total	\$93,000	\$289,800
Importance Code A	\$93,000	\$289,800
Total	\$93,000	\$289,800

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$9,000			
Interior Architecture	\$8,900	\$1,500	\$6,600	\$100
Electrical	\$400	\$200	\$300	\$200
Mechanical	\$3,700	\$1,200	\$1,700	\$900
Total	\$22,000	\$2,900	\$8,500	\$1,200
Importance Code A	\$9,400	\$400	\$400	\$400
Importance Code B	\$7,500	\$2,500	\$8,100	\$700
Importance Code C	\$5,100			\$100
Total	\$22,000	\$2,900	\$8,500	\$1,200



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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$17,500	
	Painted Surfaces, Extent : Light, Area Affected : 100%							
	Location : All Facades							
Window Wall	20%			2050	**	5	\$8,200	
Windows								
Aluminum	100%			2046	**	5	\$500	
Roof								
Modified Bitumen	90%	Now	\$58,000	2030	\$289,800			
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Children Room, Clerical Desk Area							
Skylight, Metal/Glass	10%	4+	\$35,100	2050	**			
	Water Penetration, Extent : Severe, Area Affected : 10%							
	Location : Library Area							
Interior								
Floors								
Carpet	25%			2031	**	3	\$4,500	
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
Ceramic Tile	3%			2043	**	5	\$400	
Vinyl Tile	67%			2035	**	3	\$3,000	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$200	
Concrete Masonry Unit	50%			LIFE	**	5	\$2,800	
Folding Partition	2%			2046	**	5	\$400	
Gypsum Board	45%			LIFE	**	5-10	\$5,400	
Ceilings								
AcousTileSusp.Lay-In	90%			2043	**	5	\$10,800	
	Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
Exposed Struc: Steel	5%			LIFE	**	10	\$1,200	
Gypsum Board	5%			LIFE	**	5-10	\$2,100	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Front Of Building							
	Explanation : Covered With Tile							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2030	\$1,600	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 400 Amperes									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2030	\$34,200	5	\$200	
Raceway									
	Conduit	100%			2050	* *	1		
Panelboards									
	Fused Disc Sw	5%			2046	* *	5		
	Molded Case Bkrs	95%			2046	* *	5	\$200	
Wiring									
	Thermoplastic	100%			2050	* *	1		
Motor Controllers									
	Locally Mounted	100%			2043	* *	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	90%			2035	* *	10	\$6,600	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fluorescent	4%			2035	* *	10	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Desk Area 1st Floor									
Explanation : Compact Fluorescent Light Fixtures									
	Fluorescent	6%			2035	* *	10	\$400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Kitchen, Locker Room And Offices									
Egress Lighting									
	Emergency, Battery	50%			2035	* *	10	\$1,000	
	Exit, LED	50%			2058	* *	1		
Exterior Lighting									
	HID	30%			2035	* *	10		
	No Component	70%							
Alarm									
Security System									
	No Component	70%							
	Generic	30%			2035	* *	1	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2035	* *	1-3	\$1,500	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2043	* *	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$600	
	Terminal Devices								
	Air Handler	100%			2035	* *	1	\$4,900	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2035	* *	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit, R-410a Refrigerant							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,100	
	Exhaust Fans								
	Interior	50%			2035	* *	2	\$100	
	Roof	50%			2035	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$4,800	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$1,200	4	\$300	
	Fixtures								
	Generic	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : WHITESTONE BRANCH LIBRARY
Address : 151-10 14TH RD. @ CLINTONVILLE ST.
Borough : QUEENS **Agency's Number** : W
Program / Asset # : QPL0W61.000 / 13319 **Yr Built/Renovated** : 1971 /
Area Sq Ft : 7,365 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4717 **Lot** : 25 **BIN** : 4107201

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Interior Architecture	\$170,100	
Mechanical		\$237,300
Total	\$170,100	\$237,300
Importance Code B	\$170,100	\$237,300
Total	\$170,100	\$237,300

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$58,900			
Interior Architecture	\$7,400		\$800	\$1,300
Electrical	\$18,300	\$600	\$700	\$700
Mechanical	\$3,200	\$2,100	\$1,400	\$1,900
Site Enclosure	\$2,000			
Site Pavements	\$16,400			
Total	\$106,200	\$2,700	\$2,900	\$3,900
Importance Code A	\$59,300	\$400	\$400	\$400
Importance Code B	\$31,500	\$2,400	\$2,600	\$3,600
Importance Code C	\$15,400			
Total	\$106,200	\$2,700	\$2,900	\$3,900



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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$12,200	LIFE	* *	5	\$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : South Facade									
Exposed Reinforcement, Extent : Severe, Area Affected : 10%									
Location : South Facade									
Misaligned/Bulging, Extent : Severe, Area Affected : 30%									
Location : South Facade									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : South Facade									
Explanation : Temporary Support In Place									
	Masonry: Brick	90%			LIFE	* *	5	\$12,300	
Windows									
	Aluminum	100%			2046	* *	5	\$1,500	
Parapets									
	Metal Security Bars	20%			2045	* *			
	No Component	80%							
Roof									
	Built-Up (BUR)	10%	Now	\$34,400	2040	* *			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%									
Location : Flat Section Over Main Entry									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Main Entry, Staff Room, Work Room									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over Main Entry									
	Metal Panel	60%	4+	\$3,400	2043	* *			
Seams Open/Split, Extent : Moderate, Area Affected : 2%									
Location : Roof									
	Roll Roofing	10%			2026	\$10,500	5	\$4,000	
	Single Ply Membrane	20%			2035	* *	10	\$4,800	
Interior									
Floors									
	Carpet	10%			2029	\$14,900	3	\$1,700	
	Cast in Place Concrete	10%			LIFE	* *	5	\$4,800	
	Ceramic Tile	5%			2039	* *	5	\$600	
	Vinyl Tile	5%	4+	\$200	2035	* *	3	\$200	
Uneven Surface, Extent : Moderate, Area Affected : 2%									
Location : Small Hallway									
	Vinyl Tile 9" X 9"	70%	Now	\$89,900	2040	* *	3	\$2,900	
Worn/Eroded, Extent : Severe, Area Affected : 30%									
Location : Workarea, Offices									
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	* *	5	\$3,300	
	Glass: Single Pane	10%			LIFE	* *	5	\$1,200	
	Masonry: Brick	30%			LIFE	* *	10	\$700	
	Plaster	10%			LIFE	* *	5-10	\$700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	85%	Now	\$80,200	2050	* *	5	\$5,900	
		Staining/Discoloring, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	AcousTileSusp.Lay-In	5%			2043	* *	5	\$600	
	Exposed Concrete	10%			LIFE	* *	5-10	\$1,400	
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2050	* *			
	Retaining Walls								
	Cast in Place Concrete	100%	Now	\$2,000	2080	* *			
		Misaligned/Bulging, Extent : Severe, Area Affected : 60%							
		Location : Rear Of Building And Side							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	2-4	\$2,900	2035	* *			
		Misaligned/Bulging, Extent : Moderate, Area Affected : 2%							
		Location : 14th Road							
	Parking/Driveway								
	Asphalt	100%	Now	\$11,900	2045	* *			
		Cracking/Crumbling, Extent : Severe, Area Affected : 80%							
		Location : Side Of Building							
	Activity Yard								
	Pavers/Stone	100%	4+	\$1,600	2039	* *			
		Other Observation, Extent : Moderate, Area Affected : 5%							
		Location : Rear Of Building							
		Explanation : Vegetation Growth							

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$1,600	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Ratings Capacity.								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$34,200	5	\$200	
Raceway								
Conduit	90%			2030	\$29,800	1		
Conduit	10%			2050	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2046	**	5		
	Molded Case Bkrs	90%			2029	\$14,200	5	\$200	
	Molded Case Bkrs	5%			2046	**	5		
Wiring									
	Braided Cloth	60%	2-4	\$17,600	2055	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2040	**	1		
	Thermoplastic	10%			2050	**	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	5%			2030	\$3,900	10	\$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Bookcase Sections									
	LED	95%			2038	**			
Egress Lighting									
	Emergency, Battery	50%			2035	**	10	\$900	
	Exit, Service	50%			2035	**	1		
Exterior Lighting									
	HID	30%			2030	\$8,800	10		
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2038	**	1	\$1,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading Areas And Outside Perimeter									
Explanation : CCTV Surveillance Cameras									
Fire/Smoke Detection									
	Generic, Digital	100%			2035	**	1-3	\$4,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns									

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2035	* *	1	\$3,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$500	
	Terminal Devices								
	Air Handler	80%			2030	\$82,100	1	\$3,600	
	Convactor/Radiator	20%			2028	\$7,800	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2028	\$155,200	2	\$500	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : 1 Unit. Mechanical Room						
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2030	\$14,700	2	\$5,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,500	
	Exhaust Fans								
	Interior	80%			2030	\$20,800	2	\$200	
	Roof	20%			2030	\$2,400	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,500	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : WINDSOR PARK BRANCH LIBRARY
Address : 79-50 BELL BLVD. @ UNION TURNPIKE
Borough : QUEENS **Agency's Number** : WP
Program / Asset # : QPL0W62.000 / 13320 **Yr Built/Renovated** : 1958 / 2010
Area Sq Ft : 6,300 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 11-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7772 **Lot** : 1 **BIN** : 4164306

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$19,400	\$1,200		
Interior Architecture	\$18,700	\$3,100	\$5,800	
Electrical	\$600	\$500	\$600	\$500
Mechanical	\$2,500	\$400	\$1,000	\$400
Site Pavements	\$4,900			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$49,900	\$9,100	\$11,400	\$4,800
Importance Code A	\$19,700	\$1,500	\$300	\$300
Importance Code B	\$9,800	\$7,600	\$11,100	\$4,500
Importance Code C	\$20,500			
Total	\$49,900	\$9,100	\$11,400	\$4,800



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

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$18,900	
	Masonry: Fieldstone	20%			LIFE	**	5	\$4,000	
	Pre-Cast Concrete	3%			LIFE	**	5	\$2,600	
	Window Wall	7%			2050	**	5	\$3,500	
Windows									
	Aluminum	100%			2052	**	5	\$2,400	
Parapets									
	Masonry: Brick	95%			LIFE	**	5-10	\$5,700	
	Pre-Cast Concrete	5%			LIFE	**	5	\$500	
Roof									
	Modified Bitumen	98%			2035	**	10	\$9,300	
	Skylight, Metal/Glass	2%			2040	**	10	\$600	
Soffits									
	Alum/Vinyl Siding	100%	Now	\$1,500	2050	**			
	Seams Open/Split, Extent : Severe, Area Affected : 50%								
	Location : Front Facade								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : Front Of Building								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Front Facade								
Interior									
Floors									
	Carpet	65%			2031	**	3	\$9,200	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
	Ceramic Tile	5%			2043	**	5	\$500	
	Vinyl Tile	25%			2035	**	3	\$900	
Interior Walls									
	Cast in Place Concrete	5%			LIFE	**	10	\$1,800	
	Concrete Masonry Unit	5%			LIFE	**	5	\$600	
	Gypsum Board	80%			LIFE	**	5-10	\$19,600	
	Plaster	10%			LIFE	**	5-10	\$1,200	
Ceilings									
	AcousTileConcealSpLn	90%			2043	**	5	\$10,600	
	Gypsum Board	10%			LIFE	**	5-10	\$3,200	
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%			2065	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2043	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% Now \$1,700 2043 * *

Other Observation, Extent : Severe, Area Affected : 10%

Location : Perimeter Of Building

Explanation : Water Penetration Through Open Joints Where Walkway Meets Building

Parking/Driveway

Asphalt 100% Now \$3,100 2039 * *

Cracking/Crumbling, Extent : Severe, Area Affected : 5%

Location : Parking Lot

Sinking/Subsiding, Extent : Severe, Area Affected : 5%

Location : Parking Lot

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2050 * * 5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

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

Raceway

Conduit 100% 2050 * * 1

Panelboards

Fused Disc Sw 5% 2046 * * 5

Molded Case Bkrs 95% 2046 * * 5 \$200

Wiring

Thermoplastic 100% 2050 * * 1

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

Fluorescent 95% 2035 * * 10 \$5,500

T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent 5% 2035 * * 10 \$300

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Mechanical Room And Electrical Room

Egress Lighting

Emergency, Battery 50% 2035 * * 10 \$800

Exit, Service 50% 2035 * * 1

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	HID	30%			2035	**	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2035	**	1	\$1,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	**	1-3	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns								
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	**	1		
	Conversion Equipment								
	Furnace	100%			2035	**	1	\$3,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 1 Rooftop Package Unit								
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 1 Unit On Roof								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : There Is No Temperature Control In The Building								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
	Exhaust Fans								
	Roof	100%			2038	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Water Heater							
	Gas Fired	100%		2025	\$3,800	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sewage Ejector(s)							
	Electric	100%		2035	* *	4	\$300	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement To 1st Floor							
	Explanation : 1 Unit							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : WOODHAVEN BRANCH LIBRARY
Address : 85-41 FOREST PKWY.
Borough : QUEENS **Agency's Number** : WN
Program / Asset # : QPL0W63.000 / 13321 **Yr Built/Renovated** : 1928 / 1999
Area Sq Ft : 8,864 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 05-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 8856 **Lot** : 85 **BIN** : 4181578

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture		\$175,600
Interior Architecture		\$38,600
Electrical	\$82,600	\$57,900
Mechanical		\$312,000
Total	\$82,600	\$584,200
Importance Code A		\$175,600
Importance Code B	\$82,600	\$408,600
Total	\$82,600	\$584,200

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$33,000			
Interior Architecture	\$7,100	\$500	\$2,700	\$400
Electrical	\$8,100	\$17,700	\$600	\$700
Mechanical	\$22,600	\$1,200	\$6,300	\$1,200
Total	\$70,800	\$19,400	\$9,600	\$2,200
Importance Code A	\$33,800	\$1,000	\$900	\$900
Importance Code B	\$31,300	\$18,400	\$8,800	\$1,400
Importance Code C	\$5,600			
Total	\$70,800	\$19,400	\$9,600	\$2,200



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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,400	
	Masonry: Brick	90%			LIFE	**	5	\$20,100	
Windows									
	Aluminum	100%			2035	**	5	\$2,300	
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$9,700	LIFE	**	5	\$2,800	
				Water Penetration, Extent : Moderate, Area Affected : 20%					
				Location : Upper Roof					
				Other Observation, Extent : Moderate, Area Affected : 20%					
				Location : Upper Roof					
				Explanation : Covered With Temporary Waterproof Membrane					
	Masonry: Brick	90%	Now	\$19,800	LIFE	**	5	\$3,200	
				Other Observation, Extent : Moderate, Area Affected : 15%					
				Location : Between Lower And Upper Roof					
				Explanation : Covered With Temporary Waterproof Membrane					
Roof									
	Modified Bitumen	100%	4+	\$3,500	2027	\$175,600			
				Alligatoring, Extent : Light, Area Affected : 50%					
				Location : Throughout					
Interior									
Floors									
	Carpet	35%			2026	\$62,700	3	\$7,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
	Ceramic Tile	5%			2036	**	5	\$700	
	Sheet Vinyl/Rubber	5%			2032	**	5	\$1,000	
	Vinyl Tile	25%			2032	**	3	\$1,200	
	Vinyl Tile 9" X 9"	25%			2027	\$38,600	3	\$1,700	
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$1,700	
	Concrete Masonry Unit	5%			LIFE	**	5	\$700	
	Plaster	85%	4+	\$4,800	LIFE	**	5	\$8,500	
				Cracking/Crumbling, Extent : Light, Area Affected : 1%					
				Location : Staff Bathroom In Basement					
				Water Penetration, Extent : Light, Area Affected : 10%					
				Location : Staff Bathroom In Basement					
	Wood	5%			LIFE	**	5	\$6,700	
Ceilings									
	Gypsum Board	80%			LIFE	**	5	\$13,300	
	Plaster	20%	4+	\$700	LIFE	**	5	\$1,700	
				Cracking/Crumbling, Extent : Light, Area Affected : 1%					
				Location : Staff Bathroom In Basement					
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2047	**			
	Iron Picket	60%			2062	**			
Site Pavements									

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2040		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2027	\$1,600	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Electrical Room**Explanation : Rating Is Not Available*

Raceway

Conduit	95%			2027	\$31,500	1		
Conduit	5%			2037	**	1		

Panelboards

Molded Case Bkrs	90%			2026	\$14,200	5	\$200	
Molded Case Bkrs	10%			2035	**	5		

Wiring

Braided Cloth	25%	2-4	\$7,300	2052	**	1		
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*Insulation Aged, Extent : Light, Area Affected : 100%**Location : Basement*

Thermoplastic	75%			2037	**	1		
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Motor Controllers

Locally Mounted	100%			2025	\$16,000	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Basement**Explanation : There Is No Ground Wire Jumper At The Water Meter.*

Lighting

Interior Lighting

Fluorescent	88%			2022	\$82,600	10	\$7,200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Using T-12 Lamps*

Fluorescent	10%			2027	\$9,400	10	\$800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor**Explanation : Using T-8 Lamps*

HID	2%			2027	\$1,300	10		
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Egress Lighting

Emergency, Battery	50%			2022	\$6,300	10	\$1,100	
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Exit, Battery	50%			2022	\$2,200	10	\$300	
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Alarm

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

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

Alarm

Security System									
Generic	100%				2027	\$28,400	1	\$3,300	
Fire/Smoke Detection									
No Component	50%								
Generic, Digital	50%				2027	\$48,600	1-3	\$2,800	

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

Heating

Energy Source									
Natural Gas	100%				2047	* *	1		
Conversion Equipment									
Steam Boiler	100%				2032	* *	1	\$8,800	
Distribution									
Central Plant Steam Piping/Pmp	100%				2037	* *	4	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Not Insulated</i>									
Terminal Devices									
Convactor/Radiator	100%				2032	* *	1	\$2,900	

Air Conditioning

Energy Source									
Electricity	100%				2043	* *	1		
Conversion Equipment									
Interior Pkg Unit - Cooling	95%	Now		\$15,600	2025	\$312,000	2	\$400	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i> <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i> <i>Explanation : Compressor Needs Repair</i>									
Split Unit	5%				2032	* *			
Distribution									
Ductwork/Diffusers	100%				LIFE	* *	2	\$11,500	
Heat Rejection									
Air Cooled Condenser Unit	100%				2027	\$17,700	2	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : No Pipe Insulation</i>									

Ventilation

Distribution									
Ductwork/Diffusers	100%				LIFE	* *	2-5	\$4,900	

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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$4,400	2037	* *	2	\$200	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2047	* *	1		
	Galvanized Steel	90%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$5,400	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2027	\$2,500	4	\$400	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Not Accessible	100%							

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

Print Date : 12-Sep-2019

QUEENS PUBLIC LIBRARY - FY 2020

Asset Name : WOODSIDE BRANCH LIBRARY
Address : 54-22 SKILLMAN AVE.
Borough : QUEENS **Agency's Number** : WS
Program / Asset # : QPL0W64.000 / 13322 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 12,051 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 08-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m,2
Block : 1317 **Lot** : 85 **BIN** : 4030847

CAPITAL	FY 2021 - 2024	FY 2025 - 2030
Exterior Architecture	\$185,600	\$104,600
Interior Architecture		\$32,400
Electrical	\$6,400	\$208,000
Mechanical		\$149,500
Total	\$192,000	\$494,500
Importance Code A	\$185,600	\$104,600
Importance Code B	\$6,400	\$389,900
Total	\$192,000	\$494,500

EXPENSE	FY 2021	FY 2022	FY 2023	FY 2024
Exterior Architecture	\$23,800		\$100	\$1,000
Interior Architecture	\$100,900	\$1,500		\$4,300
Electrical	\$10,200	\$1,200	\$3,500	\$1,400
Mechanical	\$13,400	\$1,300	\$9,500	\$1,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$152,200	\$8,000	\$17,000	\$12,200
Importance Code A	\$24,700	\$1,000	\$1,200	\$2,000
Importance Code B	\$126,400	\$6,400	\$15,800	\$10,200
Importance Code C	\$1,100	\$600		
Total	\$152,200	\$8,000	\$17,000	\$12,200



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

QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$95,400	LIFE	* *	5	\$29,900	
Cracking/Crumbling, Extent : Light, Area Affected : 10%								
Location : East Facade, Near Main Entrance								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Masonry: Limestone	10%	Now	\$90,200	LIFE	* *	5	\$2,600	
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : North Facade								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : Cornice And Horizontal Bands								
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : Cornice								
Pre-Cast Concrete	5%			LIFE	* *	5	\$5,700	
Windows								
Aluminum	100%			2044	* *	5	\$2,000	
Parapets								
Masonry: Brick	72%			LIFE	* *	5	\$600	
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Coping								
Explanation : Coping Covered With Metal								
Metal Panel	3%			2048	* *	5	\$100	
Metal: Cage/Fence	20%			2041	* *	5-10	\$1,400	
Roof								
Asphalt Shingle	60%			2031	* *	10	\$1,800	
Modified Bitumen	40%	Now	\$20,900	2028	\$104,600			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%								
Location : Over Staff Restroom								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Over Staff Restroom								
Soffits								
Masonry: Limestone	100%	4+	\$200	LIFE	* *	5		
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%								
Location : 55 Street								

Interior

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

QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	40%	Now	\$97,400	2030	\$97,400	3	\$10,800	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%							
		Location : Various							
		Staining/Discoloring, Extent : Severe, Area Affected : 20%							
		Location : Various							
		Uneven Substrate, Extent : Severe, Area Affected : 30%							
		Location : Various							
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2037	**	5	\$900	
	Vinyl Tile	30%			2036	**	3	\$2,700	
	Vinyl Tile	20%			2028	\$32,400	3	\$1,400	
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$1,200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
	Plaster	80%			LIFE	**	5	\$6,000	
	Plaster	5%	Now	\$1,100	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
Ceilings									
	AcousTileSusp.Lay-In	5%			2041	**	5	\$900	
	Exposed Struc: Wood	35%			LIFE	**			
	Plaster	55%			LIFE	**	5	\$6,500	
	Plaster	5%	Now	\$1,300	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room And Staff Restroom							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room And Staff Restroom							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2063	**			
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2041	**			

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

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

Under 600 Volts

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

QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2028	\$1,600	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Rated At 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$34,200	5	\$300	
	Raceway								
	Conduit	50%			2028	\$16,600	1		
	Conduit	50%			2048	**	1		
	Panelboards								
	Fused Disc Sw	10%			2044	**	5		
	Molded Case Bkrs	50%			2044	**	5	\$200	
	Molded Case Bkrs	40%			2027	\$6,300	5	\$100	
	Wiring								
	Braided Cloth	30%	2-4	\$8,800	2053	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floors							
	Thermoplastic	70%			2048	**	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2028	\$121,300	10	\$10,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2023	\$6,400	10	\$600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Egress Lighting								
	Emergency, Battery	50%			2033	**	10	\$1,500	
	Exit, Service	50%			2033	**	1		
	Exterior Lighting								
	HID	100%			2028	\$48,100	10		
Alarm									
	Security System								
	Generic	100%			2028	\$38,600	1	\$4,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside And Inside							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm							

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

QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2033

* *

1-3

\$7,700

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detector, Horns, Manual Pull Station And Strobe Lights*

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Furnace

40%

2033

* *

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 40%**Location : Roof**Explanation : 1 Rooftop Package Unit*

Steam Boiler

60%

2048

* *

1

\$7,200

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 60%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Central Plant Steam

60%

Now

\$12,100

2038

* *

4

\$400

Piping/Pmp

*Leak Evident, Extent : Severe, Area Affected : 60%**Location : Throught*

No Component

40%

Terminal Devices

Convactor/Radiator

60%

2033

* *

1

\$2,300

No Component

40%

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2028

\$149,500

2

\$700

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

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,700

Exhaust Fans

Roof

100%

2033

* *

2

\$400

Plumbing

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QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$7,300	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$1,800	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1, Mezzanine, 2								
	Explanation : 1 Unit								

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