

Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Electrical	\$51,800	
Total	\$51,800	
Importance Code B	\$51,800	
Total	\$51,800	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$6,100	\$900
Interior Architecture	\$3,000	\$400		\$2,700
Electrical	\$600	\$500	\$10,500	\$600
Mechanical	\$300	\$300	\$2,700	\$300
Total	\$3,900	\$1,300	\$19,300	\$4,500
Importance Code A	\$200	\$200	\$6,400	\$1,200
Importance Code B	\$3,300	\$1,000	\$12,900	\$3,400
Importance Code C	\$300			
Total	\$3,900	\$1,300	\$19,300	\$4,500



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

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

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	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	\$64,500	3	\$9,800	
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	10%			2036	**	5	\$800	
Vinyl Tile	25%			2032	**	3	\$1,000	
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		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%			2027	\$1,500	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	\$32,500	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$15,500	5	\$100	
Wiring								
Thermoplastic	100%			2027	\$28,700	1		
Motor Controllers								
Locally Mounted	100%			2025	\$15,600	5		
Ground								

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

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

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	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting Fluorescent	100%			2022	\$51,800	10	\$4,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting Emergency, Battery	50%			2022	\$3,500	10	\$600	
Exit, Battery	50%			2022	\$1,200	10	\$200	
Exterior Lighting HID	100%			2027	\$19,600	10		
Alarm								
Security System Generic	100%			2032	**	1	\$1,900	
Fire/Smoke Detection Generic, Digital	100%			2032	**	1-3	\$3,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2053	**	1		
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Conversion Equipment Furnace	100%			2035	**	1	\$2,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rooftop</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Entire Facility Was Recently Renovated</i>								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source Electricity	100%			2049	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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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
ARVERNE BRANCH LIBRARY
Asset # : 14216

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

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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : ASTORIA BRANCH LIBRARY
Address : 14-01 ASTORIA BLVD.
Borough : QUEENS **Agency's Number** : A
Program / Asset # : QPLOA03.000 / 13274 **Yr Built/Renovated** : 1904 / 2003
Area Sq Ft : 7,107 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 22-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 540 **Lot** : 30 **BIN** : 4006113

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$139,100	
Electrical	\$11,100	\$62,600
Mechanical	\$146,600	\$77,500
Total	\$296,800	\$140,200
Importance Code A	\$139,100	
Importance Code B	\$157,700	\$140,200
Total	\$296,800	\$140,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$7,700			
Interior Architecture	\$29,800			\$95,700
Electrical	\$19,200	\$700	\$8,500	\$5,500
Mechanical	\$29,100	\$700	\$6,600	\$700
Total	\$85,800	\$1,400	\$15,200	\$101,900
Importance Code A	\$8,000	\$400	\$400	\$400
Importance Code B	\$75,500	\$1,100	\$14,800	\$101,300
Importance Code C	\$2,300			\$200
Total	\$85,800	\$1,400	\$15,200	\$101,900



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
ASTORIA BRANCH LIBRARY
Asset # : 13274

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$82,300	LIFE	**	5	\$13,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Foundation At East Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal Panel	15%	Now	\$3,900	2034	**	5	\$4,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Eaves</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Eaves</i>								
Stucco Cement	5%	Now	\$2,600	2029	\$26,400	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Foundation On East Facade</i>								
Windows								
Aluminum	100%			2040	**	5	\$2,300	
Roof								
Slate	100%	Now	\$56,700	LIFE	**			1
<i>Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%</i>								
<i>Location : East Side</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Storage Room</i>								
Interior								
Floors								
Carpet	65%			2023	\$91,400	3	\$13,800	
Ceramic Tile	5%			2033	**	5	\$500	
Panel/Paver: Cer/Brk	5%			2040	**	5	\$1,200	
Vinyl Tile	25%	Now	\$23,400	2034	**	3	\$1,000	
<i>Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$400	
Gypsum Board	10%	Now	\$1,200	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Air Conditioner Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Air Conditioner Room In Basement</i>								
Plaster	10%	Now	\$1,100	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Storage Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Storage Room</i>								
Plaster	77%			LIFE	**	5	\$3,200	
Ceilings								
Plaster	100%			LIFE	**	5	\$6,600	

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%			2024	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	80%			2024	\$26,000	1		
Conduit	20%			2034	**	1		
Panelboards								
Fused Toggle Switch	20%	2-4	\$3,100	2049	**	5		
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And First Floor</i>								
Molded Case Bkrs	30%			2023	\$4,600	5	\$100	
Molded Case Bkrs	50%			2032	**	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$14,400	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	50%			2034	**	1		
Motor Controllers								
Locally Mounted	50%			2029	\$7,800	5		
Locally Mounted	50%			2022	\$7,800	5		

Ground

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

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	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	80%			2024	\$59,000	10	\$5,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	15%			2020	\$11,100	10	\$1,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	5%			2024	\$3,700	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting Emergency, Battery	50%			2024	\$5,000	10	\$900	
Exit, Service	50%			2024	\$500	1		
Exterior Lighting								
HID	100%			2024	\$27,800	10		
Alarm								
Security System Generic	100%			2024	\$22,300	1	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only</i>								
Fire/Smoke Detection Generic	100%			2032	**	1-3	\$4,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment Hot Water Boiler	100%			2037	**	1	\$3,500	
<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%			2032	**	4	\$500	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	80%			2024	\$77,500	1	\$3,500	
Convactor/Radiator	20%			2029	\$7,400	1	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2020	\$146,600	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2024	\$13,900	2	\$5,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans								
Interior	100%			2020	\$24,500	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,200	2	\$100	
Sanitary Piping								
Cast Iron	100%	Now	\$2,500	LIFE	**	1		
<i>Blockage /Clogged, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front And Rear Exits Of Basement</i>								
Fixtures								
Generic	100%							

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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : AUBURNDALE BRANCH LIBRARY
Address : 25-55 FRANCIS LEWIS BLVD.
Borough : QUEENS **Agency's Number** : AU
Program / Asset # : QPLOA05.000 / 13275 **Yr Built/Renovated** : 1969 / 2013
Area Sq Ft : 7,332 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 19-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5769 **Lot** : 10 **BIN** : 4129461

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$82,700
Electrical		\$154,700
Mechanical	\$304,600	
Total	\$304,600	\$237,400
Importance Code B	\$304,600	\$237,400
Total	\$304,600	\$237,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$2,400	
Interior Architecture	\$700		\$1,900	\$1,200
Electrical	\$26,700	\$700	\$700	\$15,600
Mechanical	\$9,100	\$400	\$6,400	\$400
Total	\$36,500	\$1,000	\$11,400	\$17,200
Importance Code A	\$400	\$400	\$2,800	\$400
Importance Code B	\$36,100	\$700	\$8,700	\$16,600
Importance Code C				\$200
Total	\$36,500	\$1,000	\$11,400	\$17,200



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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
AUBURNDALE BRANCH LIBRARY
Asset # : 13275

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	50%			LIFE	**	5	\$29,100	
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sidewalk Shed In Place</i>								
Masonry: Brick	30%			LIFE	**	5	\$3,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$800	
Window Wall	18%			2044	**	5	\$7,900	
Windows								
Aluminum	100%			2032	**	5	\$4,800	
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$8,500	
<i>Repairs in Progress, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Sidewalk Shed In Place</i>								
Roof								
Under Construction	100%							
Interior								
Floors								
Carpet	35%			2025	\$50,800	3	\$5,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	50%			2032	**	3	\$2,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$500	
Concrete Masonry Unit	90%			LIFE	**	5	\$3,300	
Glass: Single Pane	5%			LIFE	**	5	\$300	
Ceilings								
AcousTileConcealSpLn	90%			2029	\$82,700	5	\$12,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			

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

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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		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%			2024	\$1,500	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Available Ratings</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	90%			2024	\$29,200	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2023	\$14,700	5	\$200	
Wiring								
Braided Cloth	90%	2-4	\$25,900	2049	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$15,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2024	\$74,500	10	\$6,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T12 Lamps</i>						
Fluorescent	2%			2024	\$1,500	10	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$5,100	10	\$900	
Exit, Service	50%			2029	\$500	1		
Exterior Lighting								
Fluorescent	100%			2024	\$24,300	10	\$700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Outside</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Alarm								
Security System								
Generic	100%			2029	\$23,000	1	\$2,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only</i>						

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	

Alarm

Fire/Smoke Detection
Generic

100% 2029 \$78,600 1-3 \$4,700

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Station And Smoke Detector

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

Heating

Energy Source

Natural Gas

100% 2044 * * 1

Conversion Equipment

Furnace

100% 2029 \$16,700 1 \$3,600

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

Location : AC Room

Explanation : One Unit

Air Conditioning

Energy Source

Electricity

100% 2040 * * 1

Conversion Equipment

Interior Pkg Unit -
Cooling

100% Now \$5,300 2022 \$265,900 2 \$400

Malfunctioning, Extent : Moderate, Area Affected : 5%

Location : Plenum Control Damper #2

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

Location : One Unit In AC Room

Heat Rejection

Dry Cooler

100% 2020 \$38,700 2 \$5,100

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$4,100

Exhaust Fans

Roof

20% 2020 \$2,400 2

No Component

80%

Plumbing

H/C Water Piping

Galvanized Steel

100% 2037 * * 1

Water Heater

Gas Fired

100% 2022 \$4,300 2 \$100

Sanitary Piping

Cast Iron

100% LIFE * * 1

Storm Drain Piping

Cast Iron

100% LIFE * * 1

Fixtures

Generic

100%

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : BAISLEY PARK BRANCH LIBRARY
Address : 117-11 SUTPHIN BLVD.
Borough : QUEENS Agency's Number : BP
Program / Asset # : OPL0B06.000 / 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$305,300	
Interior Architecture	\$76,300	
Electrical	\$63,500	\$73,000
Mechanical		\$141,600
Total	\$445,100	\$214,600
Importance Code A	\$305,300	
Importance Code B	\$139,800	\$214,600
Total	\$445,100	\$214,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$2,100		\$200	
Interior Architecture	\$13,700			\$1,300
Electrical	\$25,300	\$900	\$13,500	\$600
Mechanical	\$1,200	\$2,200	\$4,000	\$2,300
Site Pavements	\$16,200			
Total	\$58,500	\$3,100	\$17,700	\$4,300
Importance Code A	\$2,400	\$300	\$600	\$300
Importance Code B	\$55,500	\$2,700	\$17,000	\$4,000
Importance Code C	\$600			
Total	\$58,500	\$3,100	\$17,700	\$4,300



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
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	Priority
Exterior								
Exterior Walls								
Copper/Terne	15%	2-4	\$189,600	2062	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Copper Cladding</i>								
Masonry: Brick	85%	Now	\$45,300	LIFE	**	5	\$14,500	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Exit At Northeast Corner, Penthouse</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
Windows								
Aluminum	98%	Now	\$70,400	2052	**	5	\$800	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%	Now	\$1,000	2042	**			
<i>Bent/Warped Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Penthouse</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Parapets								
Masonry: Brick	33%	Now	\$1,100	LIFE	**	5	\$100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Penthouse</i>								
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	\$6,700	3	\$1,000	
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2030	**	5	\$500	
Vinyl Tile	85%	2-4	\$76,300	2037	**	3	\$3,200	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								

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

**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	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse Stair</i>								
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$800	2032	**	5	\$500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stained Tiles Due To Roof Leaks</i>								
Plaster	90%	Now	\$11,700	LIFE	**	5	\$5,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse Stair, Male And Female Staff Restroom</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Penthouse Stair, Reading Area, Male Staff Restroom</i>								
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	\$16,200	2042	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Courtyard</i>								

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	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Ratings</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$200	
Raceway								
Conduit	100%	4+	\$1,600	2027	\$32,500	1		
<i>Corroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Panelboards								
Molded Case Bkrs	100%			2026	\$15,500	5	\$200	

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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
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

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								
Wiring								
Braided Cloth	80%	4+	\$23,000	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2027	\$5,700	1		
Motor Controllers								
Locally Mounted	100%			2025	\$15,600	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$63,500	10	\$5,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	10%			2022	\$7,100	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$4,800	10	\$800	
Exit, Service	50%			2027	\$500	1		
Exterior Lighting								
HID	100%			2027	\$26,600	10		
Alarm								
Security System								
Generic	100%			2027	\$21,300	1	\$2,500	
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$73,000	1-3	\$4,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$46,400	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		Priority
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	\$59,200	1	\$3,400	
No Component	20%							
Heat Rejection								
Dry Cooler	100%			2027	\$35,900	2	\$4,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,800	
Exhaust Fans								
Interior	25%			2027	\$5,900	2	\$100	
Roof	75%			2027	\$8,200	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$4,000	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Break Room</i>								
<i>Explanation : 1-50 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	90%							
Generic	10%			2032	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Mechanical Room</i>								
<i>Explanation : Boiler</i>								
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : BAY TERRACE BRANCH LIBRARY
Address : 18-36 BELL BLVD.
Borough : QUEENS **Agency's Number** : BT
Program / Asset # : QPLOB07.000 / 13279 **Yr Built/Renovated** : 1981 /
Area Sq Ft : 7,444 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 12-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 5865 **Lot** : 82 **BIN** : 4131148

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$457,000	
Interior Architecture		\$177,000
Electrical	\$61,800	\$95,300
Mechanical	\$141,900	\$61,300
Total	\$660,600	\$333,500
Importance Code A	\$457,000	
Importance Code B	\$203,700	\$333,500
Total	\$660,600	\$333,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$1,000			
Interior Architecture		\$1,300	\$300	
Electrical	\$6,300	\$700	\$16,400	\$14,900
Mechanical	\$23,500	\$1,500	\$7,600	\$1,500
Total	\$30,700	\$3,500	\$24,300	\$16,400
Importance Code A	\$1,300	\$400	\$400	\$400
Importance Code B	\$29,400	\$3,100	\$23,900	\$16,000
Importance Code C				
Total	\$30,700	\$3,500	\$24,300	\$16,400



*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
BAY TERRACE BRANCH LIBRARY
Asset # : 13279

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								
Concrete Masonry Unit	100%	Now	\$150,600	LIFE	**	5	\$11,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ribbed Face Masonry Units</i>								
Windows								
Aluminum	100%			2040	**	5	\$2,000	
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Parapet At Southwest Corner</i>								
<i>Explanation : Ribbed Face Units</i>								
No Component	80%							
Roof								
Built-Up (BUR)	100%	2-4	\$306,400	2034	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof At Southwest Corner</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2027	\$11,200	5	\$600	
Vinyl Tile	90%			2024	\$88,300	3	\$3,800	
Interior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$4,100	
Glass: Single Pane	5%			LIFE	**	5	\$400	
Ceilings								
AcousTileSusp.Lay-In	95%			2029	\$88,700	5	\$10,600	
Exposed Struc: Steel	5%			LIFE	**			

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
BAY TERRACE BRANCH LIBRARY
Asset # : 13279

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%			2024	\$1,500	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 400 Amperes</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	90%			2024	\$29,200	1		
Conduit	10%			2044	**	1		
Panelboards								
Molded Case Bkrs	90%			2023	\$13,900	5	\$200	
Molded Case Bkrs	10%			2040	**	5		
Wiring								
Thermoplastic	90%			2024	\$25,900	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2022	\$15,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	80%			2020	\$61,800	10	\$5,500	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2024	\$15,400	10	\$1,400	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$5,200	10	\$900	
Exit, Service	50%			2029	\$600	1		
Exterior Lighting								
HID	100%			2024	\$29,100	10		
Alarm								
Security System								
Generic	100%			2024	\$23,300	1	\$2,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System, Motion Sensors</i>						
Fire/Smoke Detection								
Generic	100%			2029	\$79,800	1-3	\$4,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>						

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$3,700	
<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%			2032	**	4	\$500	
Terminal Devices								
Air Handler	60%			2020	\$60,900	1	\$2,800	
Convactor/Radiator	40%			2029	\$15,500	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	\$61,300	1	\$3,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$81,000	1	\$4,600	
Heat Rejection								
Dry Cooler	100%			2032	**	2	\$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	80%			2020	\$20,600	2	\$200	
Roof	20%			2024	\$2,400	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,400	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : BAYSIDE BRANCH LIBRARY
 Address : 214-20 NORTHERN BLVD.
 Borough : QUEENS Agency's Number : B
 Program / Asset # : QPLOB08.000 / 13278 Yr Built/Renovated : 1965 / 2013
 Area Sq Ft : 9,932 Project Type : QUEENS PUBLIC LIBRARY
 Date of Survey : 12-Aug-2013 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1
 Block : 7333 Lot : 215 BIN : 4157389

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$149,300	
Mechanical		\$189,500
Total	\$149,300	\$189,500
Importance Code A	\$149,300	
Importance Code B		\$189,500
Total	\$149,300	\$189,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,000		\$22,700	
Interior Architecture	\$17,300		\$500	\$5,500
Electrical	\$24,100	\$1,000	\$10,400	\$13,600
Mechanical	\$2,500	\$1,000	\$11,700	\$1,000
Total	\$46,900	\$1,900	\$45,300	\$20,100
Importance Code A	\$3,500	\$500	\$23,200	\$500
Importance Code B	\$43,400	\$1,500	\$22,100	\$19,300
Importance Code C				\$300
Total	\$46,900	\$1,900	\$45,300	\$20,100



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

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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
Masonry: Brick	85%			LIFE	**	5	\$6,300	
Masonry: Brick	5%	Now	\$1,200	LIFE	**	5	\$400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Chimney Cap</i>								
Window Wall	5%	Now	\$1,800	2034	**	5	\$700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	100%	2-4	\$149,300	2049	**	5	\$1,700	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2032	**	10	\$22,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	65%			2026		3	\$19,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
Ceramic Tile	5%			2033	**	5	\$700	
Vinyl Tile	25%			2034	**	3	\$1,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$700	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,400	
Gypsum Board	70%			LIFE	**	5	\$5,800	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$12,500	2044	**	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%			2044	**	5	\$11,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	5%			LIFE	**	5	\$900	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : No Available Nameplate Ratings</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$300	
Raceway								
Conduit	80%			2024	\$26,000	1		
Conduit	20%			2050	**	1		
Panelboards								
Molded Case Bkrs	80%			2023	\$12,400	5	\$200	
Molded Case Bkrs	20%			2046	**	5	\$100	
Wiring								
Braided Cloth	80%	2-4	\$23,000	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	80%			2032	**	10	\$7,300	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2032	**	10	\$900	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2032	**	10	\$900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Light Fixtures</i>							
Egress Lighting								
Exit, LED	50%			2059	**	1		
Exit, Battery	50%			2032	**	10	\$300	
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$3,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Inside And Outside</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							

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

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

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	

Alarm

Fire/Smoke Detection
Generic

100%	2032	**	1-3	\$6,300
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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source

Natural Gas

100%	2044	**	1
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Conversion Equipment

Furnace

100%	2024	\$22,700	1	\$4,900
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Mechanical Room
Explanation : 1 Unit

Air Conditioning

Energy Source

Electricity

100%	2032	**	1
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Conversion Equipment

Reciprocating
Compr/Chiller

100%	2024	\$81,800	1	\$4,600
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R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Basement Mechanical Room

Terminal Devices

Air Handler/Dir
Expansion

100%	2024	\$107,700	1
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Heat Rejection

Air Cooled Condenser
Unit

100%	2024	\$19,400	2	\$6,900
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Ventilation

Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$5,500
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Exhaust Fans

Interior
Roof

80%	2024	\$27,400	2	\$200
20%	2024	\$3,200	2	\$100

Plumbing

H/C Water Piping

Brass/Copper

100%	2034	**	1
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Water Heater

Electric

100%	2022	\$8,500	4	\$100
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Sanitary Piping

Cast Iron

100%	LIFE	**	1
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Storm Drain Piping

Cast Iron

100%	LIFE	**	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
BAYSIDE BRANCH LIBRARY
Asset # : 13278

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2032	* *	4	\$300	
	Sewage Ejector(s)								
	Compressed Air	100%			2034	* *	4	\$100	
	Fixtures								
	Generic	100%							
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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$9,000			\$600
Interior Architecture	\$1,000		\$3,900	\$300
Electrical	\$800	\$600	\$7,900	\$900
Mechanical	\$400	\$200	\$3,100	\$200
Total	\$11,200	\$900	\$14,900	\$1,900
Importance Code A	\$9,000		\$100	\$600
Importance Code B	\$1,700	\$900	\$14,800	\$1,300
Importance Code C	\$500			
Total	\$11,200	\$900	\$14,900	\$1,900



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

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

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	4+	\$9,000	LIFE	**	5	\$14,400	
<i>Diagonal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Chimney And At Street Side Elevation</i>								
Windows								
Aluminum	100%			2043	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$400	
Pre-Cast Concrete	5%	Now		LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
<i>Open Joints, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Roof								
Not Accessible	100%							
Interior								
Floors								
Carpet	75%			2028	\$102,500	3	\$11,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Reading Areas</i>								
Ceramic Tile	5%			2040	**	5	\$500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Vinyl Tile	20%			2035	**	3	\$1,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Community Room, Staff Areas</i>								
Interior Walls								
Ceramic Tile	10%			2040	**	5	\$1,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bathrooms</i>								
Concrete Masonry Unit	60%			LIFE	**	5	\$2,400	
Gypsum Board	30%			LIFE	**	5	\$1,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Reading Area</i>								
Ceilings								
AcousTileSusp.Lay-In	100%			2044	**	5	\$10,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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		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%			2047	**	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : 1- Electrical Service Rated At 400 Amperes</i>						
<hr/>								
Raceway								
Conduit	100%			2047	**	1		
<hr/>								
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$200	
<hr/>								
Wiring								
Thermoplastic	100%			2047	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2040	**	5		
<hr/>								
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	90%			2032	**	10	\$5,700	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout Building</i>						
Fluorescent	10%			2032	**	10	\$600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
<hr/>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$800	
Exit, Service	50%			2032	**	1		
<hr/>								
Alarm								
Security System								
Generic	100%			2032	**	1	\$2,600	
<hr/>								
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$4,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
<hr/>								
Conversion Equipment								
Not Accessible	100%							
<hr/>								
Distribution								
Not Accessible	100%							
<hr/>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : BRIARWOOD BRANCH LIBRARY
Address : 85-12 MAIN STREET @QUEENS BLVD.
Borough : QUEENS **Agency's Number** : BW
Program / Asset # : QPLOB10.000 / 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$277,300	
Electrical		\$79,400
Mechanical		\$87,500
Total	\$277,300	\$166,900
Importance Code A	\$277,300	
Importance Code B		\$166,900
Total	\$277,300	\$166,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$24,400		\$1,200	
Interior Architecture	\$28,600	\$700	\$5,400	\$2,400
Electrical	\$1,000	\$800	\$11,900	\$900
Mechanical	\$2,600	\$1,900	\$4,100	\$2,200
Total	\$56,500	\$3,400	\$22,600	\$5,500
Importance Code A	\$24,800	\$400	\$1,700	\$400
Importance Code B	\$31,700	\$2,600	\$20,900	\$5,100
Importance Code C		\$400		
Total	\$56,500	\$3,400	\$22,600	\$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
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	94%			LIFE	**	5	\$19,700	
<i>Horizontal Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Side Of Building</i>								
Granite Panels	3%			LIFE	**	5	\$500	
Window Wall	3%			2047	**	5	\$2,400	
Windows								
Aluminum	100%	Now	\$22,900	2052	**	5	\$900	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Perimeter Of All Window Frames</i>								
<i>Explanation : Previous Repair Attempt Unsatisfactory</i>								
Parapets								
Masonry: Brick	95%	Now	\$70,800	LIFE	**	5	\$3,900	
<i>Horizontal Cracks, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 20%</i>								
<i>Location : Southwest Corner</i>								
Pre-Cast Concrete	5%	Now	\$1,500	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping At North Parapet</i>								
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	0-2	\$206,600	2037	**			
<i>Alligatoring, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Light, Area Affected : 15%</i>								
<i>Location : South And West Parapets</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Around Roof Drains</i>								
<i>Seams Open/Split, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Interior

Floors

Carpet	25%			2026	\$39,900	3	\$6,000	
Cast in Place Concrete	10%			LIFE	**	5	\$2,600	
Ceramic Tile	5%			2036	**	5	\$600	
Vinyl Tile	40%			2032	**	3	\$2,400	
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	\$26,000	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		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	\$1,500	5	\$200	
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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	\$16,200	1		

Panelboards

Molded Case Bkrs	50%			2026	\$7,700	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	
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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
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

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	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Crawl Space</i>								
<i>Explanation : There Is No Ground Wire Jumping The Water Meter.</i>								
Lighting								
Interior Lighting Fluorescent	90%			2027	\$75,300	10	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2027	\$4,200	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Incandescent	5%			2027	\$4,200	2		
Egress Lighting								
Emergency, Battery Exit, Service	50%			2027	\$5,600	10	\$1,000	
	50%	4+		2027	\$600	1		
<i>Damaged Fixtures, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement Mechanical Room</i>								
Exterior Lighting								
Fluorescent	40%			2022	\$10,700	10	\$300	
HID	60%			2027	\$18,900	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$3,000	
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$5,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling Split Unit	30%			2032	**	2	\$200
	Split Unit	70%			2032	**		
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$10,500
Terminal Devices								
	Air Handler/Dir Expansion	100%			2027	\$87,500	1	
Heat Rejection								
	Air Cooled Condenser Unit	100%			2027	\$15,800	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	\$4,800	2	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 36 Gallon</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	80%			LIFE	**	1	
	Cast Iron	20%	4+	\$1,600	LIFE	**	1	
	<i>Corroded, Extent : Moderate, Area Affected : 80%</i>							
	<i>Location : Basement Crawlspace</i>							
Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$300
Backflow Preventer								
	Generic	100%			2032	**	1	\$500
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Water Main And Boiler Feed</i>							
	<i>Explanation : Two Units</i>							
Fixtures								
	Generic	100%						

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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : BROAD CHANNEL BRANCH LIBRARY
Address : 16-26 CROSS BAY BLVD.
Borough : QUEENS **Agency's Number** : BC
Program / Asset # : QPLOB11.000 / 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 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$32,200			\$2,000
Interior Architecture	\$200		\$1,100	\$100
Electrical	\$200	\$200	\$9,600	\$200
Mechanical	\$100	\$200	\$300	\$200
Total	\$32,700	\$400	\$10,900	\$2,400
Importance Code A	\$32,200			\$2,000
Importance Code B	\$500	\$400	\$10,900	\$500
Importance Code C				
Total	\$32,700	\$400	\$10,900	\$2,400



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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
BROAD CHANNEL BRANCH LIBRARY
Asset # : 13282

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								
Metal Panel	100%	Now	\$8,300	2047	**	5	\$2,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Base Of Building All Around</i>								
Windows								
Aluminum	100%			2043	**	5	\$3,900	
Roof								
Metal Panel	100%	0-2	\$23,900	2040	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gutters Misaligned/ Leaking</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Leaks Evident In Staff Room</i>								
Interior								
Floors								
Carpet	75%			2028	\$28,800	3	\$3,300	
Vinyl Tile	25%			2035	**	3	\$400	
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$700	
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$100	2044	**	5	\$300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Leaks From Roof In Staff Room</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
BROAD CHANNEL BRANCH LIBRARY
Asset # : 13282

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	
Lighting								
Interior Lighting Fluorescent	100%			2032	**	10	\$1,800	
<i>Motion Sensors in Use, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting Emergency, Service	50%			2032	**	1		
Exit, Service	50%			2032	**	1		
Exterior Lighting HID	100%			2022	\$7,600	10		
Alarm								
Security System Generic	100%			2027	\$6,100	1	\$700	
Fire/Smoke Detection Generic, Digital	100%			2027	\$20,800	1-3	\$1,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2053	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Terminal Devices Convactor/Radiator	5%			2044	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Fan Coil Unit/Heat	95%			2035	**	1	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Air Conditioning								
Energy Source Electricity	100%			2049	**	1		
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Conversion Equipment Heat Pump Air Sourced	60%			2031	**	2	\$100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Split Unit	40%			2035	**			
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</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.

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

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

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

Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : BROADWAY BRANCH LIBRARY
Address : 40-20 BROADWAY @STEINWAY ST.
Borough : QUEENS **Agency's Number** : BR
Program / Asset # : QPLOB12.000 / 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 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$23,500	
Electrical		\$69,700
Total	\$23,500	\$69,700
Importance Code B	\$23,500	\$69,700
Total	\$23,500	\$69,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$27,100			\$2,300
Interior Architecture	\$3,000	\$12,600		\$3,000
Electrical	\$21,300	\$1,500	\$1,300	\$4,900
Mechanical	\$2,100	\$2,700	\$3,000	\$2,700
Site Enclosure	\$800			
Site Pavements	\$15,200			
Total	\$69,400	\$16,800	\$4,300	\$12,900
Importance Code A	\$28,000	\$900	\$900	\$3,400
Importance Code B	\$38,900	\$15,400	\$3,500	\$9,500
Importance Code C	\$2,600	\$500		
Total	\$69,400	\$16,800	\$4,300	\$12,900



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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
BROADWAY BRANCH LIBRARY
Asset # : 13283

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	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	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At Upper Parapet</i>								
Roof								
Modified Bitumen	100%	Now	\$26,500	2036	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	20%			2029	\$70,500	3	\$10,700	
Carpet	30%			2027	\$105,700	3	\$12,000	
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	\$23,500	3	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Basement</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	25%			2036	**	3	\$2,500	
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
Site Enclosure								

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** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rear Of Building</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$800	2048	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rear Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$4,300	2041	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Broadway</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$2,600	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Of Building</i>								
Activity Yard								
Cast in Place Concrete	100%	4+	\$8,400	2033	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Of Building</i>								

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%			2028	\$1,500	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$33,500	5	\$500	
Raceway								
Conduit	70%			2028	\$22,700	1		
Conduit	30%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$800	5		
Molded Case Bkrs	65%			2027	\$10,100	5	\$300	
Molded Case Bkrs	30%			2044	**	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$20,100	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	80%			2038	**	10	\$13,100	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2033	**	10	\$1,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Fixtures</i>								
Egress Lighting								
Emergency, Battery	30%			2028	\$7,500	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	\$69,700	10	\$100	
Alarm								
Security System								
No Component	30%							
Generic	70%			2033	**	1	\$4,700	
<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	\$7,700	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	\$1,300	
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	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : One On Lower Roof, Another On High Roof</i>						
		<i>Explanation : 2 Units With R-410a Refrigerant</i>						
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	\$10,500	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	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : For Boiler Only</i>						
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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		

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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Mechanical		\$681,800
Total		\$681,800
Importance Code B		\$681,800
Total		\$681,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,700			\$13,300
Interior Architecture	\$21,100	\$2,200		\$7,700
Electrical	\$1,200	\$1,500	\$1,200	\$20,800
Mechanical	\$9,900	\$6,500	\$4,200	\$5,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,900	\$14,200	\$9,400	\$51,400
Importance Code A	\$11,600	\$900	\$900	\$14,300
Importance Code B	\$35,300	\$12,800	\$8,500	\$37,200
Importance Code C		\$500		
Total	\$46,900	\$14,200	\$9,400	\$51,400



*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
CAMBRIA HEIGHTS COMMUNITY LIBRARY
Asset # : 14110

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	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	\$7,400	2036	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section Over Northeast Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Northeast Corner In Childrens Area</i>								
Modified Bitumen	90%			2036	**	10	\$23,600	
Interior								
Floors								
Carpet	55%			2029	\$204,600	3	\$31,000	
Cast in Place Concrete	10%			LIFE	**	5	\$6,200	
Ceramic Tile	5%			2041	**	5	\$1,400	
Vinyl Tile	30%			2036	**	3	\$3,200	
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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
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		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		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	90%			2054	**	5	\$100
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
	Fused Disc Sw	10%			2048	**	5	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch For Emergency</i>								
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
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	30%			2033	**	10	\$5,200
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	40%			2033	**	10	\$6,900
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
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
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2033	**	1-3	\$8,100	

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

Heating

Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$9,300	
<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%			2044	**	4	\$1,400	
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	\$681,800	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	\$11,100	2	\$300	
Sanitary Piping								
Cast Iron	100%	Now	\$6,700	LIFE	**	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vent Piping Not Working Properly</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : One Unit</i>					
Fire Suppression								
	Standpipe Generic	100%			2054	**	1-5	\$9,500
	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. Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 : 08-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1775 **Lot** : 71 **BIN** : 4044596

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$87,200
Electrical		\$147,900
Mechanical		\$86,000
Total		\$321,100
Importance Code A		\$87,200
Importance Code B		\$233,900
Total		\$321,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$24,400			
Interior Architecture	\$800		\$3,600	\$800
Electrical	\$3,700	\$700	\$700	\$7,000
Mechanical	\$1,800	\$500	\$5,100	\$500
Total	\$30,700	\$1,200	\$9,400	\$8,300
Importance Code A	\$24,700	\$400	\$400	\$400
Importance Code B	\$6,000	\$800	\$9,100	\$7,900
Importance Code C				
Total	\$30,700	\$1,200	\$9,400	\$8,300



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

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

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	55%			LIFE	**	5	\$5,500	
Masonry: Brick	20%			LIFE	**	5	\$2,000	
Metal Panel	10%			2050	**	5-10	\$6,900	
Window Wall	5%			2034	**	5	\$1,900	
Window Wall	10%			2050	**	5	\$3,800	
Roof								
Metal Panel	45%			2037	**	10	\$9,300	
Modified Bitumen	55%	Now	\$17,400	2029	\$87,200			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Multipurpose Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multipurpose Room, Librarians Area</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$800	
Ceramic Tile	3%			2037	**	5	\$200	
Granite Panels	5%			LIFE	**	5	\$300	
Vinyl Tile	87%			2032	**	3	\$3,000	
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$2,700	
Glass: Single Pane	3%			LIFE	**	5	\$200	
Gypsum Board	20%			LIFE	**	5	\$1,200	
Masonry: Brick	5%			LIFE	**			
Metal Panel	2%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	80%			2037	**	5	\$7,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Reading Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Multipurpose Room, Librarians Office</i>								
Exposed Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	15%			LIFE	**	5	\$1,300	

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%			2024	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	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
CORONA BRANCH LIBRARY
Asset # : 13284

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								
Raceway								
	Conduit	40%			2024	\$13,000	1	
	Conduit	60%			2044	**	1	
Panelboards								
	Molded Case Bkrs	40%			2023	\$6,200	5	\$100
	Molded Case Bkrs	60%			2040	**	5	\$100
Wiring								
	Braided Cloth	10%	2-4	\$2,900	2049	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Thermoplastic	90%			2044	**	1	
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$100
Lighting								
Interior Lighting								
	Fluorescent	50%			2029	\$36,700	10	\$3,200
			<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Fluorescent	40%			2029	\$29,400	10	\$2,600
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
	Fluorescent	8%			2029	\$5,900	10	\$500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures</i>					
	HID	2%			2029	\$1,000	10	
Egress Lighting								
	Emergency, Battery	50%			2029	\$4,900	10	\$900
	Exit, LED	50%			2052	**	1	
Exterior Lighting								
	HID	100%			2029	\$27,700	10	
Alarm								
Security System								
	Generic	100%			2029	\$22,200	1	\$2,600
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
	Generic	100%			2029	\$75,900	1-3	\$4,500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Smoke Detector And Manual Pull Stations</i>					

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Energy Source	Natural Gas	100%			2044	**	1	
Conversion Equipment	Furnace	100%			2029	\$16,200	1	\$3,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Roof Top Package Unit</i>								
Air Conditioning								
Energy Source	Electricity	100%			2040	**	1	
Conversion Equipment	Ext Pkg Unit - Heating/Cooling	100%			2029	\$86,000	2	\$400
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution	Ductwork/Diffusers	100%	Now	\$1,300	LIFE	**	2-5	\$3,900
<i>Insul. Deteriorating, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof - Water Leaking To 1st Floor</i>								
Exhaust Fans	Roof	100%			2029	\$11,400	2	\$200
Plumbing								
H/C Water Piping	Brass/Copper	100%			2044	**	1	
Water Heater	Gas Fired	100%			2022	\$4,200	2	\$100
Sanitary Piping	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)	Electric	100%			2024	\$2,000	4	\$400
Fixtures	Generic	100%						
Fire Suppression								
Sprinkler	No Component	85%						
	Generic	15%			2034	**	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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 : 09-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 8126 **Lot** : 87 **BIN** : 4169275

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$61,500	\$153,800
Electrical		\$160,300
Mechanical	\$156,800	\$129,400
Total	\$218,300	\$443,500
Importance Code A	\$61,500	\$210,600
Importance Code B	\$156,800	\$232,900
Total	\$218,300	\$443,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$11,700			
Interior Architecture	\$9,400	\$4,600	\$4,100	
Electrical	\$900	\$700	\$800	\$900
Mechanical	\$1,200	\$800	\$1,500	\$5,300
Total	\$23,100	\$6,100	\$6,500	\$6,200
Importance Code A	\$12,000	\$400	\$400	\$400
Importance Code B	\$11,100	\$5,700	\$5,600	\$5,800
Importance Code C			\$400	
Total	\$23,100	\$6,100	\$6,500	\$6,200



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

QUEENS PUBLIC LIBRARY - 039
DOUGLSTON / LITTLE NECK BRANCH LIBRARY

Asset # : 13285

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	100%	Now	\$61,500	LIFE	**	5	\$9,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade, Chimney</i>								
Windows								
Aluminum	98%			2040	**	5	\$400	
Metal Louvers	2%			2033	**	10		
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$600	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	92%	Now	\$10,800	LIFE	**	5	\$900	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Parapet</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Parapet</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Parapet</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$200	
Roof								
Modified Bitumen	100%			2029		10	\$10,900	
Interior								
Floors								
Carpet	60%			2025		3	\$10,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$2,500	
Ceramic Tile	5%			2037	**	5	\$600	
Vinyl Tile	25%			2024		3	\$1,100	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$900	
Concrete Masonry Unit	10%			LIFE	**	5	\$700	
Gypsum Board	75%			LIFE	**	5	\$7,900	
Masonry: Brick	10%			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
DOUGLSTON / LITTLE NECK BRANCH LIBRARY

Asset # : 13285

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

Interior

Ceilings

AcousTileConcealSpLn	5%			2029	\$4,700	5	\$700	
AcousTileSusp.Lay-In	75%			2041	**	5	\$8,400	
AcousTileSusp.Lay-In	10%	Now	\$9,400	2044	**	5	\$600	

Broken/Missing Elements, Extent : Moderate, Area Affected : 25%

Location : Pantry

Cracking/Crumbling, Extent : Moderate, Area Affected : 25%

Location : Pantry

Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : Pantry

Gypsum Board	10%			LIFE	**	5	\$1,400	
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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%			2034	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Main Service Switch Rated At 400 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	**	5	\$200	
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Raceway

Conduit	100%			2034	**	1		
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Panelboards

Fused Disc Sw	20%			2032	**	5		
Molded Case Bkrs	80%			2032	**	5	\$200	

Wiring

Thermoplastic	100%			2034	**	1		
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Motor Controllers

Locally Mounted	100%			2029	\$15,600	5	\$100	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	100%			2024	\$78,800	10	\$7,000	
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T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Egress Lighting

Emergency, Battery	50%			2029	\$5,300	10	\$900	
Exit, Service	50%			2029	\$600	1		

Exterior Lighting

HID	100%			2024	\$29,700	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
DOUGLSTON / LITTLE NECK BRANCH LIBRARY

Asset # : 13285

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	

Alarm

Security System
Generic

100% 2024 \$23,800 1 \$2,800
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Intrusion Alarm System, Motion Sensors

Fire/Smoke Detection
Generic

100% 2029 \$81,500 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source
Natural Gas

100% 2034 * * 1

Conversion Equipment
Hot Water Boiler

100% 2029 \$56,800 1 \$3,800
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 1 Unit

Distribution
Hot Wtr Piping/Pump

100% 2032 * * 4 \$600

Terminal Devices

Air Handler 70% 2024 \$72,600 1 \$3,300
 Convector/Radiator 30% 2029 \$11,800 1 \$700

Air Conditioning

Energy Source
Electricity

100% 2032 * * 1

Conversion Equipment
Int Pkg Unit - Heating/Cooling

100% 2022 \$156,800 2 \$500
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Mechanical Room

Ventilation

Distribution
Ductwork/Diffusers

100% LIFE * * 2-5 \$4,200

Exhaust Fans

Interior 100% 2024 \$26,200 2 \$200

Plumbing

H/C Water Piping
Brass/Copper

100% 2034 * * 1

Water Heater

Gas Fired 100% 2023 \$4,500 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
DOUGLASTON / LITTLE NECK BRANCH LIBRARY
Asset # : 13285

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2024	\$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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$800		\$22,000	
Interior Architecture	\$300	\$7,700	\$4,100	\$600
Electrical	\$1,800	\$700	\$8,000	\$13,300
Mechanical	\$600	\$500	\$5,900	\$500
Total	\$3,500	\$8,900	\$39,900	\$14,400
Importance Code A	\$1,200	\$400	\$22,400	\$400
Importance Code B	\$2,300	\$7,800	\$17,600	\$14,000
Importance Code C		\$700		
Total	\$3,500	\$8,900	\$39,900	\$14,400



*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
EAST ELMHURST BRANCH LIBRARY
Asset # : 13286

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	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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet								
	70%			2025	\$108,500	3	\$12,300	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	5%			2033	**	5	\$600	
Vinyl Tile	20%			2032	**	3	\$1,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	95%			2041	**	5	\$13,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			

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%			2024	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	80%			2024	\$26,000	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Molded Case Bkrs	80%			2023	\$12,400	5	\$200	
Molded Case Bkrs	20%			2032	**	5		
Wiring								
Thermoplastic	80%			2024	\$23,000	1		
Thermoplastic	20%			2034	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	80%			2032	**	10	\$5,700	
				<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
Fluorescent	5%			2032	**	10	\$400	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Compact Fluorescent Lighting</i>				
Fluorescent	15%			2032	**	10	\$1,100	
				<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
Egress Lighting								
Emergency, Battery	20%			2024	\$2,200	10	\$400	
Exit, Service	80%			2020	\$900	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$2,900	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : CCTV Surveillance Cameras</i>				
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$5,000	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>				

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	100%			2032	**	1	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Roof Top Package Unit</i>								
<hr/>								
Terminal Devices Convactor/Radiator	30%			2037	**	1	\$800	
No Component	70%							
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
<hr/>								
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Roof Top Package Unit, R-410a Refrigerant</i>								
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
<hr/>								
Exhaust Fans Roof	100%			2032	**	2	\$200	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2044	**	1		
<hr/>								
Water Heater Gas Fired	100%			2022	\$4,600	2	\$100	
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Fixtures								
Generic	100%							
<hr/>								

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : EAST FLUSHING BRANCH LIBRARY
Address : 196-36 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : EF
Program / Asset # : QPLOE18.000 / 13287 **Yr Built/Renovated** : 1977 / 2007
Area Sq Ft : 6,250 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 19-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5520 **Lot** : 18 **BIN** : 4124564

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture	\$70,500	\$70,000
Electrical		\$131,800
Mechanical	\$114,700	
Total	\$185,300	\$201,900
Importance Code A	\$46,700	
Importance Code B	\$138,500	\$201,900
Total	\$185,300	\$201,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$7,000		\$17,500	
Interior Architecture		\$1,000		\$500
Electrical	\$6,500	\$600	\$16,200	\$14,700
Mechanical	\$600	\$1,700	\$5,000	\$1,700
Total	\$14,100	\$3,200	\$38,800	\$16,800
Importance Code A	\$7,000	\$300	\$17,800	\$300
Importance Code B	\$7,100	\$2,900	\$20,900	\$16,300
Importance Code C				\$200
Total	\$14,100	\$3,200	\$38,800	\$16,800



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

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

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	90%			LIFE	**	5	\$9,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Window Wall	10%			2044	**	5	\$3,900	
Windows								
Aluminum	100%			2040	**	5	\$2,500	
Parapets								
Masonry: Brick	75%			LIFE	**	5	\$1,000	
Masonry: Limestone	5%			LIFE	**	5	\$100	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Coping</i>								
Metal: Cage/Fence	20%	Now	\$5,700	2044	**	5	\$900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
Roof								
Modified Bitumen	100%			2032	**	10	\$17,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	85%			2024	\$70,000	3	\$3,000	
Interior Walls								
Ceramic Tile	3%			2033	**	5	\$400	
Concrete Masonry Unit	32%			LIFE	**	5	\$1,900	
Glass: Single Pane	10%			LIFE	**	5	\$1,100	
Gypsum Board	55%			LIFE	**	5	\$4,900	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$70,500	2044	**	5	\$4,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
Electrical								
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
EAST FLUSHING BRANCH LIBRARY

Asset # : 13287

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%			2024	\$1,500	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Ratings Available</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	100%			2024	\$32,500	1		
Panelboards								
Molded Case Bkrs	90%			2023	\$13,900	5	\$100	
Molded Case Bkrs	10%			2040	**	5		
Wiring								
Braided Cloth	20%	2-4	\$5,700	2049	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
Thermoplastic	80%			2024	\$23,000	1		
Motor Controllers								
Locally Mounted	100%			2022	\$15,600	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2024	\$64,800	10	\$5,700	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$4,400	10	\$800	
Exit, Service	50%			2029	\$500	1		
Exterior Lighting								
HID	100%			2024	\$24,400	10		
Alarm								
Security System								
Generic	100%			2029	\$19,600	1	\$2,300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only</i>						
Fire/Smoke Detection								
Generic	100%			2029	\$67,000	1-3	\$4,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detector, Strobe Lights, And Pull Station</i>						

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
EAST FLUSHING BRANCH LIBRARY

Asset # : 13287

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$46,700	2044	**	1	\$2,800	
<i>Obsolete Equipment, Extent : Severe, Area Affected : 100%</i>								
<i>Location : One Unit In Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$500	
Terminal Devices								
Convactor/Radiator	40%			2037	**	1	\$800	
No Component	60%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : ACUnits</i>								
<i>Explanation : Air Handler Is Covered Under A C Section</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Terminal Devices								
Air Handler/Cool/Ht	100%			2020	\$68,000	1	\$3,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2029	\$12,200	2	\$4,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
Exhaust Fans								
Roof	10%			2029	\$1,000	2		
No Component	90%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022	\$3,700	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.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$291,300	\$361,900
Interior Architecture	\$38,700	
Mechanical		\$972,800
Total	\$330,000	\$1,334,700
Importance Code A	\$291,300	\$361,900
Importance Code B		\$972,800
Importance Code C	\$38,700	
Total	\$330,000	\$1,334,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$43,400	\$6,900		
Interior Architecture	\$98,700		\$32,300	
Electrical	\$2,100	\$900	\$1,200	\$900
Mechanical	\$26,400	\$6,000	\$14,600	\$4,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$178,500	\$21,600	\$56,000	\$13,400
Importance Code A	\$55,200	\$8,400	\$1,600	\$1,600
Importance Code B	\$107,200	\$13,200	\$54,400	\$11,800
Importance Code C	\$16,100			
Total	\$178,500	\$21,600	\$56,000	\$13,400



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
ELMHURST BRANCH LIBRARY
Asset # : 14553

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	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	50%			LIFE	**	5	\$509,200	
Masonry: Brick	5%			LIFE	**	5	\$6,500	
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	**	5-10	\$22,100	
Concrete Masonry Unit	70%			LIFE	**	5-10	\$15,000	
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	\$61,800	
Sheet Vinyl/Rubber	55%			2037	**	5	\$38,800	
Wood	15%			2064	**	5	\$13,200	
Interior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	10	\$3,500	
Folding Partition	1%			2045	**	5	\$1,200	
Gypsum Board	75%			LIFE	**	5-10	\$59,800	
Masonry: Brick	2%			LIFE	**	10	\$300	
Metal Panel	10%			LIFE	**	10	\$2,100	
Plywood/Hardboard	5%			LIFE	**	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Composite Plastic Product At Entrances To Library Spaces</i>								
Wood	5%			LIFE	**	5	\$18,800	
Ceilings								
AcousTileSusp.Lay-In	55%			2042	**	5	\$25,900	
Exposed Struc: Steel	5%			LIFE	**	10	\$4,700	
Gypsum Board	20%			LIFE	**	5-10	\$32,300	
Metal Panel	10%			LIFE	**	5	\$11,800	
Plywood/Hardboard	5%			2055	**	1		
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Interior Entrances To Library Rooms</i>								
<i>Explanation : Composite Plastic Material Used As Soffits</i>								
Wood	5%			LIFE	**	5	\$41,200	
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2073	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	90%			2046	**			
Pavers/Stone	10%			2042	**			
Activity Yard								
Pavers/Stone	100%			2038	**			
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%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2500 Amperes Main Service Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	10%			2049	**	5		
Molded Case Bkrs	90%			2055	**	5	\$700	
Raceway								
Conduit	100%			2049	**	1		
Panelboards								
Fused Disc Sw	10%			2045	**	5	\$100	
Molded Case Bkrs	90%			2045	**	5	\$700	
Wiring								
Thermoplastic	100%			2049	**	1		
Motor Controllers								
Locally Mounted	100%			2042	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	95%			2034	**	10	\$27,400	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	5%			2034	**	10	\$1,400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$22,000	10	\$3,800	
Exit, LED	50%			2057	**	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
ELMHURST BRANCH LIBRARY
Asset # : 14553

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	
Lighting								
Exterior Lighting								
Fluorescent	20%			2034	**	10	\$600	
LED	2%			2034	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Media Center</i>								
<i>Explanation : LED Lighting Observed</i>								
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								
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	\$11,800	2034	**	1	\$14,000	
<i>Malfunctioning, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : No Makeup Air Or Ventilation In Mechanical Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,300	
Terminal Devices								
Air Handler	100%			2029	\$428,800	1	\$19,400	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2029	\$305,400	2	\$1,500	
Split Unit	20%			2029	\$130,200			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$51,100	
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	**	2-5	\$5,600	
No Component	80%							

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
ELMHURST BRANCH LIBRARY
Asset # : 14553

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	100%			2029	\$108,500	2	\$1,000	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Gas Fired	100%			2024	\$18,600	2	\$500	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2029	\$8,800	4	\$1,900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : All Floors</i>						
		<i>Explanation : 2 Elevators</i>						
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.
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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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$39,300	\$648,900
Interior Architecture	\$299,800	\$232,000
Electrical		\$526,900
Mechanical		\$2,728,400
Total	\$339,100	\$4,136,100
Importance Code A	\$39,300	\$648,900
Importance Code B	\$234,700	\$3,451,800
Importance Code C	\$65,100	\$35,500
Total	\$339,100	\$4,136,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$38,100		\$23,500	
Interior Architecture	\$88,200		\$23,500	\$4,900
Electrical	\$10,900	\$5,800	\$9,000	\$5,800
Mechanical	\$57,600	\$20,800	\$33,000	\$19,600
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$202,700	\$34,500	\$96,900	\$38,200
Importance Code A	\$41,000	\$2,900	\$26,400	\$2,900
Importance Code B	\$126,500	\$31,600	\$70,500	\$32,800
Importance Code C	\$35,200			\$2,500
Total	\$202,700	\$34,500	\$96,900	\$38,200



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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
FLUSHING BRANCH LIBRARY
Asset # : 4200

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	20%			LIFE	**	5	\$18,600	
Metal/Glass Curt Wall	45%			LIFE	**	5	\$78,600	
Metal Panel	3%			2049	**	5-10	\$9,600	
Metal Coiling Doors	3%			2042	**	5	\$4,400	
Granite Panels	27%			LIFE	**	5	\$18,900	
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	**	5-10	\$1,900	
Metal/Glass Curt Wall	50%			2049	**	5	\$10,800	
Metal Rail	35%			2042	**	5-10	\$35,100	
Granite Panels	10%	Now	\$6,700	LIFE	**	5	\$600	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	90%			2029	\$569,100	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	\$346,400	3	\$39,300	
Cast in Place Concrete	10%			LIFE	**	5	\$38,200	
Ceramic Tile	5%			2038	**	5	\$4,400	
Granite Panels	30%			LIFE	**	5	\$39,300	
Vinyl Tile	18%			2034	**	3	\$5,900	
Vinyl Tile	2%	Now	\$4,600	2034	**	3	\$700	
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Treads On Main Stairs</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Treads On Main Stairs</i>								
Wood	5%			2057	**	5	\$8,200	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$4,900	
Concrete Masonry Unit	15%			LIFE	**	5	\$11,800	
Glass: Single Pane	10%			LIFE	**	5	\$14,800	
Gypsum Board	60%			LIFE	**	5-10	\$100,600	
Metal Panel	5%			LIFE	**	10	\$2,200	
Wood	5%			LIFE	**	5	\$39,400	

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
FLUSHING BRANCH LIBRARY
Asset # : 4200

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$8,700	
Exposed Concrete	10%			LIFE	**	5-10	\$10,900	
Gypsum Board	20%			LIFE	**	5-10	\$60,000	
Metal Panel	15%			LIFE	**	5	\$32,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Suspension Panels</i>								
Metal Panel	25%			LIFE	**	5	\$54,600	
Wood	20%			LIFE	**	5	\$305,700	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2049	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Planter Area By Entry</i>								
<i>Explanation : This Is Actually Granite Clad Walls</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Masonry: Granite	100%			LIFE	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Ampere Main Disconnect Switch</i>								
Fused Disc Sw	50%			2049	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	100%			2042	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : Two 75 Kilovolt-ampere, 208v Pri - 480/266v Sec</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2049	**	5	\$300	
Raceway								
Conduit	100%			2049	**	1		

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

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

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								
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	\$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2042	**	1	\$18,000	
Generators								
Diesel	100%	Now	\$3,800	2032	**	1	\$20,300	
<i>Not in Service, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rooftop</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 230 Kilowatt Does Not Operate Due To Fuel Leak</i>								
Batteries								
Lead/Acid	100%			2022	\$1,600	5	\$2,200	
Fuel Storage								
Day Tank								
	50%	Now	\$900	2037	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 75 Gallon Tank Leaks</i>								
Main Tank								
	50%			2057	**	5	\$900	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3000 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent								
	80%			2029	\$484,100	10	\$42,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent								
	18%			2034	**	10	\$9,600	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent								
	2%			2034	**	2		
Egress Lighting								
Emergency, Service								
	60%			2034	**	1		
Exit, LED								
	40%			2057	**	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
FLUSHING BRANCH LIBRARY
Asset # : 4200

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	

Lighting

Exterior Lighting Fluorescent	5%			2034	**	10	\$300	
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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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Interruptible Gas/Dual Fuel	100%			2039	**	1		
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Conversion Equipment Hot Water Boiler	100%			2034	**	1	\$28,900	
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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	
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Terminal Devices Air Handler	60%			2029	\$477,500	1	\$21,700	
Convactor/Radiator	30%			2034	**	1	\$5,700	
Unit Heater - Steam	10%			2024	\$20,200	4	\$800	

Air Conditioning

Energy Source Natural Gas	100%			2039	**	1		
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Conversion Equipment Absorption Chiller/Direct Fire	99%			2029	\$1,160,100	1	\$62,500	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Boiler Room, Basement
Explanation : 2 Combination Heater - Chiller Units

Split Unit	1%			2029	\$12,100			
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Distribution CW & CHW Wtr Pipe/Pump	100%			2039	**	4	\$2,900	
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
FLUSHING BRANCH LIBRARY
Asset # : 4200

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%			2029	\$634,800	1	\$36,100	
Heat Rejection								
Water Cooling Tower	100%	Now	\$21,500	2027	\$214,800	2	\$47,000	
<i>Damaged, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof Polyvinyl Chloride Piping</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$51,500	
Exhaust Fans								
Interior	95%			2029	\$191,300	2	\$1,700	
Roof	5%			2029	\$4,700	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	**	1		
Water Heater								
Electric	100%			2024	\$49,900	4	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2029	\$16,300	4	\$3,500	
Backflow Preventer								
No Component	50%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Water Service Room</i>								
<i>Explanation : Domestic Service</i>								
Generic	50%			2029	\$7,200	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Sprinkler Room</i>								
<i>Explanation : Fire Service</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : C, M, L, 1st To 3rd Floor</i>								
<i>Explanation : Two Units</i>								
Fire Suppression								

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

Maintenance \$ are aggregated over a 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

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

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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : FOREST HILLS BRANCH LIBRARY
Address : 108-19 71ST AVE.
Borough : QUEENS **Agency's Number** : FH
Program / Asset # : QPLOF22.000 / 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$224,200	
Electrical		\$298,100
Mechanical		\$284,200
Total	\$224,200	\$582,400
Importance Code A	\$224,200	
Importance Code B		\$582,400
Total	\$224,200	\$582,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$22,700			
Interior Architecture	\$62,300	\$13,800	\$3,300	
Electrical	\$19,800	\$600	\$900	\$1,000
Mechanical	\$17,800	\$6,300	\$13,200	\$5,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$126,500	\$24,700	\$21,400	\$10,600
Importance Code A	\$23,800	\$1,100	\$1,100	\$1,100
Importance Code B	\$66,500	\$23,600	\$18,900	\$9,500
Importance Code C	\$36,300		\$1,500	
Total	\$126,500	\$24,700	\$21,400	\$10,600



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
FOREST HILLS BRANCH LIBRARY
Asset # : 13290

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	82%	Now	\$177,400	LIFE	**	5	\$28,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	5%	Now	\$19,600	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Granite Panels	3%			LIFE	**	5	\$1,600	
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+	\$46,800	LIFE	**	5	\$3,900	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,600	
Roof								
Modified Bitumen	100%			2037	**	10	\$23,800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	50%			2030	**	3	\$23,100	
Cast in Place Concrete	7%			LIFE	**	5	\$9,400	
Ceramic Tile	3%			2042	**	5	\$900	
Terrazzo	5%			LIFE	**	5	\$2,400	
Vinyl Tile	35%			2034	**	3	\$4,000	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$2,900	
Concrete Masonry Unit	25%			LIFE	**	5	\$11,700	
Gypsum Board	25%			LIFE	**	5-10	\$24,900	
Plaster	40%			LIFE	**	5-10	\$19,900	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$1,500	
Ceilings								
AcousTileSusp.Lay-In	40%			2046	**	5	\$12,300	
Plaster	60%			LIFE	**	5-10	\$31,700	
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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	Priority
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2034	**	5-10		
Iron Picket	80%			2049	**			
Free Standing Walls								
Masonry: Brick	100%			2039	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Cast in Place Concrete	100%			2034	**			
Activity Yard								
Cast in Place Concrete	100%			2034	**			

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	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,600	5	\$100	
<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%			2029	\$33,500	5	\$600	
Raceway								
Conduit	90%			2039	**	1		
Conduit	10%	4+	\$100	2039	**	1		
<i>Corroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rooftop</i>								
Panelboards								
Fused Disc Sw	20%			2028	\$4,600	5	\$100	
Molded Case Bkrs	20%			2037	**	5	\$100	
Molded Case Bkrs	60%			2028	\$13,900	5	\$300	
Wiring								
Braided Cloth	65%	4+	\$18,700	2054	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	35%			2039	**	1		
Motor Controllers								
Locally Mounted	10%			2027	\$4,700	5		
Motor Control Center	90%			2027	\$10,400	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								

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

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

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	
Lighting								
Interior Lighting								
Fluorescent	90%			2029	\$204,800	10	\$18,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2029	\$22,800	10	\$2,000	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Egress Lighting								
Emergency, Battery	50%			2029	\$15,300	10	\$2,600	
Exit, Battery	50%			2029	\$5,200	10	\$700	
Exterior Lighting								
HID	10%			2029	\$8,600	10		
No Component	90%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2029	\$20,600	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	\$70,600	1-3	\$4,200	
<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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$179,600	1	\$8,100	
Convactor/Radiator	40%			2034	**	1	\$2,800	
Air Conditioning								
Energy Source								
Electricity	100%			2045	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Split Unit	40%			2034	**			
No Component	60%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$35,700	
Terminal Devices								
Air Handler/Cool/Ht	70%			2029	\$66,800	1	\$9,500	
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2029	\$12,000	2	\$10,700	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,400	
Exhaust Fans								
Interior	50%			2029	\$37,900	2	\$300	
Roof	50%			2029	\$17,700	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2039	**	1		
Galvanized Steel	20%			2034	**	1		
Water Heater								
Gas Fired	100%			2027	\$13,000	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	\$900	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$39,800
Total		\$39,800
Importance Code A		\$39,800
Total		\$39,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$2,600	
Interior Architecture	\$4,300		\$4,500	\$4,300
Electrical	\$300	\$300	\$800	\$300
Mechanical	\$3,700	\$4,100	\$4,600	\$3,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$12,300	\$8,400	\$16,400	\$12,300
Importance Code A	\$900	\$900	\$3,500	\$900
Importance Code B	\$11,400	\$7,500	\$12,500	\$11,400
Importance Code C			\$400	
Total	\$12,300	\$8,400	\$16,400	\$12,300



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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
GLEEN OAKS BRANCH LIBRARY
Asset # : 13291

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								
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	
Roof								
Modified Bitumen	100%			2037	**	10	\$12,800	
Interior								
Floors								
Carpet	60%			2029	\$112,900	3	\$17,100	
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%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Exterior Glass Wall</i>								
Ceilings								
Embossed Metal	100%			LIFE	**	5	\$6,300	

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%			2057	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2057	**	5	\$100	
Raceway								
Conduit	100%			2057	**	1		
Panelboards								
Fused Disc Sw	5%			2052	**	5		
Molded Case Bkrs	95%			2052	**	5	\$500	
Wiring								
Thermoplastic	100%			2057	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								

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

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

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	
Lighting								
Interior Lighting Fluorescent	90%			2037	**	10	\$14,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2037	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$1,300	
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	

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** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	100%			2037	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2057	**	1		
Water Heater								
Gas Fired	100%			2027	\$10,600	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	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
No Component	60%							
Generic	40%			2057	**	1-2	\$2,000	

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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : GLENDALE BRANCH LIBRARY
Address : 78-60 73RD PL.
Borough : QUEENS **Agency's Number** : GL
Program / Asset # : QPLOG25.000 / 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$173,900	
Interior Architecture	\$61,900	\$40,100
Electrical	\$39,600	\$5,300
Mechanical	\$79,400	\$63,700
Total	\$354,800	\$109,000
Importance Code A	\$173,900	
Importance Code B	\$180,900	\$109,000
Total	\$354,800	\$109,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$6,500	\$1,000		
Interior Architecture	\$2,300	\$3,400	\$600	\$1,100
Electrical	\$10,100	\$300	\$400	\$32,700
Mechanical	\$1,600	\$1,700	\$2,500	\$18,400
Site Enclosure	\$35,300			
Site Pavements	\$500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$60,300	\$10,400	\$7,400	\$56,200
Importance Code A	\$7,500	\$2,000	\$1,000	\$1,100
Importance Code B	\$17,400	\$8,400	\$6,400	\$55,100
Importance Code C	\$35,400			
Total	\$60,300	\$10,400	\$7,400	\$56,200



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
GLENDALE BRANCH LIBRARY
Asset # : 13292

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$119,500	LIFE	**	5	\$19,100	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner, Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Window Openings Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$800	
Stucco Cement	5%	Now	\$6,400	2033	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall Above Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall Above Roof</i>								
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	\$54,500	2033	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Carpet	40%			2024		3	\$9,100	
Carpet	15%			2029		3	\$4,600	
Cast in Place Concrete	10%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2031	**	5	\$800	
Vinyl Tile	30%			2028		3	\$1,700	
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$600	
Plaster	5%	Now	\$400	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Stair, Main Library @ Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Stair, Main Library At Windows</i>								
Plaster	70%			LIFE	**	5	\$2,300	
Wood	15%			LIFE	**	5	\$6,500	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2045	**	5	\$1,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Reading Area</i>								
Exposed Struc: Wood Plaster	15%			LIFE	**			
	75%	0-2	\$61,900	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Library Area, Mezzanine & Various</i>								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	2-4	\$34,500	2054	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$800	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$300	2041	**			
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Myrtle Ave</i>								
Masonry: Granite	10%	4+	\$200	LIFE	**			
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Entry Steps</i>								

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%			2028	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$33,500	5	\$300	
Raceway								
Conduit	80%			2028	\$26,000	1		
Conduit	20%			2048	**	1		

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

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	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2044	**	5		
Molded Case Bkrs	80%			2027	\$12,400	5	\$200	
Molded Case Bkrs	15%			2044	**	5		
Wiring								
Thermoplastic	80%			2028	\$23,000	1		
Thermoplastic	20%			2048	**	1		
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,900	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2038	**	10	\$7,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2028	\$5,300	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Fluorescent	10%			2033	**	10	\$900	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Childrens Room</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$7,100	10	\$1,200	
Exit, LED	5%			2068	**	1		
Exit, Service	45%			2023	\$700	1		
Exterior Lighting								
HID	100%			2023	\$39,600	10		
Alarm								
Security System								
No Component	30%							
Generic	70%			2023	\$22,200	1	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2048	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2033	**	1	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2038	**	4	\$500	
Terminal Devices Convactor/Radiator	100%			2033	**	1	\$3,300	
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	80%			2028	\$63,700	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Split Unit	20%			2023	\$42,000			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices Fan Coil - 2 Pipe No Component	20% 80%			2023	\$37,400	1	\$700	
Heat Rejection Dry Cooler No Component	20% 80%			2023	\$10,700	2	\$1,400	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
Exhaust Fans Roof No Component	30% 70%			2033	**	2	\$100	
Plumbing								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater Gas Fired	100%			2023	\$6,000	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	\$300	

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

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

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : HILLCREST BRANCH LIBRARY
Address : 187-05 UNION TURNPIKE
Borough : QUEENS **Agency's Number** : H
Program / Asset # : QPLOH26.000 / 13293 **Yr Built/Renovated** : 1980 / 2006
Area Sq Ft : 7,598 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 26-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7204 **Lot** : 40 **BIN** : 4155032

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$50,600	
Interior Architecture		\$75,000
Electrical	\$74,800	\$3,900
Mechanical	\$93,100	\$83,600
Total	\$218,600	\$162,500
Importance Code A	\$50,600	\$39,800
Importance Code B	\$168,000	\$122,800
Total	\$218,600	\$162,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$900		\$700	
Interior Architecture	\$100		\$3,800	\$500
Electrical	\$62,100	\$700	\$16,400	\$16,400
Mechanical	\$12,500	\$1,200	\$14,900	\$1,200
Total	\$75,600	\$1,900	\$35,800	\$18,100
Importance Code A	\$1,300	\$400	\$1,100	\$400
Importance Code B	\$74,300	\$1,500	\$34,700	\$17,500
Importance Code C				\$200
Total	\$75,600	\$1,900	\$35,800	\$18,100



*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.*

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)	Estimated Cost

Exterior

Exterior Walls

Masonry: Brick	75%			LIFE	**	5	\$9,100
Pre-Cast Concrete	25%			LIFE	**	5	\$9,900

Windows

Aluminum	100%			2032	**	5	\$1,300
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Parapets

Metal Panel	50%			2050	**	5	\$1,900
Metal Panel	50%			2044	**	5	\$1,900

Roof

Modified Bitumen	100%	Now	\$50,600	2032	**		
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>							
<i>Location : North And East Sides</i>							
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>							
<i>Location : Throughout</i>							
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>							
<i>Location : North And East Sides</i>							

Interior

Floors

Carpet	85%			2025	\$100,400	3	\$11,400
Cast in Place Concrete	5%			LIFE	**	5	\$1,000
Ceramic Tile	5%			2033	**	5	\$400
Vinyl Tile	5%			2032	**	3	\$200

Interior Walls

Ceramic Tile	3%			2033	**	5	\$400
Concrete Masonry Unit	82%			LIFE	**	5	\$3,900
Gypsum Board	10%			LIFE	**	5	\$700
Masonry: Brick	5%			LIFE	**		

Ceilings

AcousTileConcealSpLn	95%			2029	\$75,000	5	\$11,200
Gypsum Board	5%			LIFE	**	5	\$600

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%			2024	\$1,500	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
<i>Location : Electrical Room</i>							
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>							

Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$33,500	5	\$200
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Raceway

Conduit	10%			2034	**	1	
Conduit	90%			2024	\$29,200	1	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
HILLCREST BRANCH LIBRARY
Asset # : 13293

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								
Panelboards								
Molded Case Bkrs	100%			2023	\$15,500	5	\$200	
Wiring								
Thermoplastic	10%			2034	**	1		
Thermoplastic	90%			2024	\$25,900	1		
Motor Controllers								
Locally Mounted	100%			2022	\$15,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	95%			2020	\$74,800	10	\$6,600	
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	5%			2024	\$3,900	10	\$300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Compact Fluorescent Lighting</i>					
Egress Lighting								
Exit, Service	100%			2020	\$1,100	1		
Exterior Lighting								
HID	100%			2020	\$29,700	10		
Alarm								
Security System								
Generic	100%			2020	\$23,800	1	\$2,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>					
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$4,800	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			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
HILLCREST BRANCH LIBRARY
Asset # : 13293

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	30%			2029	\$5,200	1	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Roof Top Package Unit</i>								
Hot Water Boiler	70%			2029	\$39,800	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	70%			2032	**	4	\$400	
No Component	30%							
Terminal Devices								
Air Handler	50%			2020	\$51,800	1	\$2,400	
Convactor/Radiator	20%			2022	\$7,900	1	\$500	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2029	\$43,800	1	\$2,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Mechanical Room</i>								
Ext Pkg Unit - Heating/Cooling	30%			2029	\$27,700	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	50%			2020	\$41,300	1	\$2,400	
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2020	\$10,400	2	\$3,700	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	70%			2024	\$18,400	2	\$200	
Roof	30%			2024	\$3,700	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,500	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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer No Component Generic	90% 10%			2024	\$200	1	\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : For Boiler Only</i>								
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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : HOLLIS BRANCH LIBRARY
Address : 202-05 HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : HO
Program / Asset # : QPLOH27.000 / 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 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$96,200
Electrical		\$145,200
Mechanical		\$145,600
Total		\$386,900
Importance Code A		\$59,300
Importance Code B		\$327,600
Total		\$386,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$400		\$4,100	
Interior Architecture		\$2,100	\$5,300	
Electrical	\$600	\$800	\$31,900	\$600
Mechanical	\$6,900	\$1,100	\$5,500	\$1,100
Total	\$7,900	\$4,000	\$46,900	\$1,700
Importance Code A	\$800	\$400	\$4,600	\$400
Importance Code B	\$7,100	\$3,100	\$42,300	\$1,300
Importance Code C		\$500		
Total	\$7,900	\$4,000	\$46,900	\$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
HOLLIS BRANCH LIBRARY
Asset # : 13294

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	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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Roof								
Modified Bitumen	100%			2035	**	10	\$23,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	3%			2036	**	5	\$400	
Vinyl Tile	92%			2027		3	\$4,100	
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		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	\$1,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Rated At 300 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	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		Priority
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	\$32,500	1		
Panelboards								
Molded Case Bkrs	85%			2026	\$13,200	5	\$200	
Molded Case Bkrs	15%			2043	**	5		
Wiring								
Thermoplastic	100%			2027	\$28,700	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	99%			2027	\$81,400	10	\$7,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T12 Lamp</i>						
HID	1%			2027	\$600	10		
Egress Lighting								
Emergency, Battery	50%			2027	\$5,500	10	\$1,000	
Exit, Service	50%			2027	\$600	1		
Exterior Lighting								
HID	100%			2022	\$31,000	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$3,000	
Fire/Smoke Detection								
No Component	25%							
Generic, Digital	75%			2027	\$63,800	1-3	\$3,700	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	\$59,300	1	\$3,900	
Distribution								
Hot Wtr Piping/Pump	100%			2026	\$12,000	4	\$400	
Terminal Devices								
Convactor/Radiator	40%			2025	\$16,500	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		Priority	
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Air Conditioning									
Distribution									
	Ductwork/Diffusers	100%		LIFE	**	2	\$10,300		
Terminal Devices									
	Air Handler/Cool/Ht	100%		2027	\$86,300	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	\$12,800	2	\$200		
Plumbing									
H/C Water Piping									
	Brass/Copper	100%		2037	**	1			
Water Heater									
	Gas Fired	100%		2020	\$4,700	2	\$100		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
			<i>Location : 1st Floor</i>						
			<i>Explanation : 30 Gallons</i>						
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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : HOWARD BEACH BRANCH LIBRARY
Address : 92-06 156TH AVE.
Borough : QUEENS **Agency's Number** : HB
Program / Asset # : QPLOH28.000 / 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 2020 - 2023	FY 2024 - 2029
Electrical		\$161,700
Total		\$161,700
Importance Code B		\$161,700
Total		\$161,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$500		\$30,000	\$500
Interior Architecture	\$21,700	\$700		\$5,700
Electrical	\$900	\$1,000	\$1,000	\$800
Mechanical	\$3,000	\$1,800	\$6,500	\$2,000
Total	\$26,100	\$3,500	\$37,500	\$9,000
Importance Code A	\$900	\$400	\$30,500	\$900
Importance Code B	\$25,200	\$2,700	\$7,000	\$8,100
Importance Code C		\$400		
Total	\$26,100	\$3,500	\$37,500	\$9,000



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$151,400	3	\$22,900	
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	\$16,000	2047	**	5	\$6,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	25%			LIFE	**			
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								
Service Equipment								
Molded Case Bkrs	100%			2037	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	50%			2032	**	5		
Locally Mounted	50%			2025	\$7,800	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	80%			2027	\$70,500	10	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
LED	20%			2032	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Boiler Room</i>								
Egress Lighting								
Exit, Service	50%			2027	\$600	1		
Exit, Battery	50%			2027	\$2,000	10	\$300	
Exterior Lighting								
HID	100%			2027	\$33,200	10		
Alarm								
Security System								
Generic	100%			2027	\$26,600	1	\$3,200	
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$91,200	1-3	\$5,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	\$5,000	2	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Room</i>				
				<i>Explanation : 1-40 Gallon</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	No Component Generic	95%			2032	**	1	
		5%						
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Room</i>				
				<i>Explanation : Boiler</i>				
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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : JACKSON HEIGHTS BRANCH LIBRARY
Address : 35-51 81ST ST.
Borough : QUEENS **Agency's Number** : JH
Program / Asset # : QPLOJ29.000 / 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$405,100	\$306,800
Interior Architecture	\$104,200	
Electrical	\$54,600	\$159,500
Mechanical	\$168,000	\$241,900
Total	\$731,900	\$708,100
Importance Code A	\$405,100	\$306,800
Importance Code B	\$326,800	\$401,400
Total	\$731,900	\$708,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$15,500	\$1,100		\$3,900
Interior Architecture	\$4,900	\$5,900	\$400	\$4,900
Electrical	\$26,900	\$1,100	\$1,500	\$19,700
Mechanical	\$3,200	\$5,100	\$4,200	\$19,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$54,500	\$17,100	\$10,000	\$51,600
Importance Code A	\$16,300	\$1,900	\$800	\$4,800
Importance Code B	\$38,200	\$15,200	\$9,000	\$46,800
Importance Code C			\$200	
Total	\$54,500	\$17,100	\$10,000	\$51,600



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
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

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	67%			LIFE	**	5	\$14,800	
Masonry: Limestone	25%	Now	\$62,400	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Panel	3%			2048	**	5-10	\$4,500	
Granite Panels	5%			LIFE	**	5	\$800	
Windows								
Aluminum	97%	0-2	\$235,800	2053	**	5	\$2,700	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2031	**	10	\$1,100	
Parapets								
Masonry: Brick	80%	Now	\$45,700	LIFE	**	5	\$3,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of South Parapet</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Interior Face Of West And South Parapets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	15%	Now	\$15,500	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping At East Parapet</i>								
Metal Rail	5%			2033	**	5-10	\$4,300	
Roof								
Modified Bitumen	100%	Now	\$61,400	2028	\$306,800			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over First Floor</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entrance Soffit Area</i>								

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2024	\$48,800	3	\$5,500	
Carpet	35%			2029	\$113,900	3	\$17,200	
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	\$43,300	3	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9x9 Units</i>								
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+	\$60,900	LIFE	**	5	\$14,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Library Area 1st Floor @ Window Interior Soffits North Facade</i>								
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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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		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	45%			2028	\$700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch</i>								
Fused Disc Sw	10%			2028	\$200	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch For Emergency</i>								
Molded Case Bkrs	45%			2028	\$700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$33,500	5	\$400	
Raceway								
Conduit	95%			2028	\$30,800	1		
Conduit	5%			2048	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$800	5		
Molded Case Bkrs	90%			2027	\$13,900	5	\$400	
Molded Case Bkrs	5%			2044	**	5		
Wiring								
Braided Cloth	90%	2-4	\$25,900	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2026	\$31,300	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.
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QUEENS PUBLIC LIBRARY - 039
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

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	
Lighting								
Interior Lighting Fluorescent	2%			2023	\$3,400	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Fluorescent	8%			2038	**	10	\$1,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Ballast & Bulb New But Fixtures Are Old</i>								
LED	90%			2038	**			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Ballast & Bulb New But Fixtures Are Old</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$11,500	10	\$2,000	
Exit, Service	45%			2023	\$1,100	1		
Exit, Service	5%			2038	**	1		
Exterior Lighting								
Incandescent	100%			2023	\$54,600	2		
Alarm								
Security System								
No Component	30%							
Generic	70%			2028	\$36,100	1	\$4,300	
Fire/Smoke Detection								
No Component	30%							
Generic, Digital	70%			2028	\$123,400	1-3	\$7,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2048	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$8,100	
<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%			2036	**	4	\$1,200	
Terminal Devices								
Air Handler	60%			2028	\$134,600	1	\$6,100	
Convactor/Radiator	40%			2033	**	1	\$2,100	

Air Conditioning

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2036	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2023	\$81,200	1	\$4,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement A C Room</i>								
Exterior Pkg Unit - Cooling	40%			2033	**	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht No Component	60%			2028	\$107,300	1	\$6,100	
	40%							
Heat Rejection								
Dry Cooler	100%			2023	\$86,700	2	\$11,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,200	
Exhaust Fans								
Interior	60%			2028	\$34,000	2	\$300	
Roof	40%			2028	\$10,600	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	**	1		
Water Heater								
Electric	100%			2023	\$14,100	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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, 1, 2</i>								
<i>Explanation : One Unit</i>								

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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
KEW GARDENS HILLS BRANCH LIBRARY

Asset # : 13318

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

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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%						

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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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Mechanical		\$101,800
Total		\$101,800
Importance Code B		\$101,800
Total		\$101,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$8,200		\$33,800	\$1,700
Interior Architecture	\$52,800	\$2,800		\$10,600
Electrical	\$600	\$500	\$26,100	\$900
Mechanical	\$9,300	\$5,500	\$25,300	\$6,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$74,800	\$12,700	\$89,100	\$23,700
Importance Code A	\$9,400	\$1,200	\$35,100	\$2,900
Importance Code B	\$64,300	\$11,500	\$54,000	\$20,800
Importance Code C	\$1,100			
Total	\$74,800	\$12,700	\$89,100	\$23,700



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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
LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER

Asset # : 4519

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	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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Covered With Tar</i>								
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		3	\$33,200	
Carpet	5%	Now	\$24,400	2029		3	\$2,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Research Center</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Research Center</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Research Center</i>								
Ceramic Tile	15%			2036	**	5	\$5,500	
Vinyl Tile	30%			2032	**	3	\$5,500	
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair A, Research Center</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair A, Research Center</i>								
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.

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QUEENS PUBLIC LIBRARY - 039
LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER

Asset # : 4519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2040	**	5	\$25,900	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%	Now	\$2,900	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Stair A</i>								
Wood	10%			LIFE	**	5	\$32,300	

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%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amperes Main Disconnect Switch</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2032	**	10	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Incandescent	2%			2032	**	2		

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QUEENS PUBLIC LIBRARY - 039
LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER

Asset # : 4519

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	

Lighting

Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$3,000	
Exit, LED	50%			2055	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	

Alarm

Security System								
No Component	80%							
Generic	20%			2032	**	1	\$1,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$3,100	

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

Heating

Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$12,200	
			<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%			2043	**	4	\$1,200	
Terminal Devices								
Air Handler	60%			2032	**	1	\$9,200	
Convactor/Radiator	40%			2040	**	1	\$3,200	

Air Conditioning

Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2028	\$101,800	2	\$300	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>					
			<i>Location : 1 Unit For Auditorium</i>					
Reciprocating Compr/Chiller	80%			2032	**	1	\$9,200	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 80%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 2 Units</i>					

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER

Asset # : 4519

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	\$14,600	2	\$400
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Electric	100%			2032	**	4	\$1,500
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B, 1, 2.</i>					
			<i>Explanation : 1 Unit</i>					
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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Electrical	\$79,200	\$9,300
Mechanical	\$61,300	\$156,900
Total	\$140,500	\$166,300
Importance Code B	\$140,500	\$166,300
Total	\$140,500	\$166,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$56,600			
Interior Architecture	\$11,500			\$4,200
Electrical	\$20,500	\$400	\$13,700	\$300
Mechanical	\$1,800	\$3,400	\$7,800	\$3,400
Site Pavements	\$400			
Total	\$90,900	\$3,700	\$21,600	\$7,900
Importance Code A	\$57,100	\$400	\$500	\$400
Importance Code B	\$33,400	\$3,300	\$21,100	\$7,500
Importance Code C	\$400			
Total	\$90,900	\$3,700	\$21,600	\$7,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2%	Now	\$1,200	LIFE	**	5	\$3,200	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Window And Door Surround At Front Entrance</i>								
Ceramic Tile	10%			2047	**	10	\$1,900	
Masonry: Brick	68%	4+	\$21,800	LIFE	**	5	\$14,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Parapet Level Throughout</i>								
Masonry: Fieldstone	20%	Now	\$18,400	LIFE	**	5	\$3,100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$2,000	2035	**	5	\$1,100	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Masonry: Brick	80%	Now	\$7,100	LIFE	**	5	\$2,400	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Roof At Front Of Building</i>								
Masonry: Limestone	20%			LIFE	**	5	\$700	
Roof								
Modified Bitumen	100%	4+	\$6,100	2032	**			
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Light, Area Affected : 5%</i>								
<i>Location : Main Roof At Rear Of Library</i>								
Interior								
Floors								
Carpet	50%			2026	\$88,900	3	\$13,400	
Vinyl Tile	50%			2032	**	3	\$3,400	
Interior Walls								
Glass: Single Pane	10%			LIFE	**	5	\$2,100	
Gypsum Board	60%			LIFE	**	5	\$10,200	
Plaster	30%			LIFE	**	5	\$2,600	
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : By Roof Hatch</i>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Interior

Ceilings

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		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%			2027	\$1,500	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	\$33,500	5	\$200	
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Raceway

Conduit	20%			2037	**	1		
Conduit	80%			2027	\$26,000	1		

Panelboards

Molded Case Bkrs	20%			2026	\$3,100	5		
Molded Case Bkrs	80%			2035	**	5	\$200	

Wiring

Braided Cloth	70%	2-4	\$20,100	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	85%			2022	\$79,200	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	\$9,300	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	\$6,300	10	\$1,100	
Exit, Battery	50%			2022	\$2,100	10	\$300	
Exterior Lighting								
HID	35%			2027	\$12,300	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$61,300	1	\$2,800	
Convactor/Radiator	50%			2025	\$23,300	1	\$1,500	
Air Conditioning								
Energy Source Electricity	100%			2043	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	80%			2027	\$59,200	1	\$3,300	
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2027	\$97,800	1	\$5,600
Heat Rejection								
	Air Cooled Condenser Unit	100%			2027	\$17,600	2	\$6,300
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000
Exhaust Fans								
	Interior	50%			2027	\$15,500	2	\$100
	Roof	50%			2027	\$7,200	2	\$100
Plumbing								
H/C Water Piping								
	Galvanized Steel	100%			2032	**	1	
Water Heater								
	Gas Fired	100%			2022	\$5,300	2	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement</i>				
				<i>Explanation : 50 Gallons</i>				
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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$9,100		\$1,500	
Interior Architecture	\$2,500	\$200	\$3,600	\$300
Electrical	\$800	\$600	\$7,200	\$900
Mechanical	\$500	\$400	\$3,800	\$400
Total	\$12,900	\$1,200	\$16,200	\$1,500
Importance Code A	\$9,500	\$300	\$1,900	\$300
Importance Code B	\$3,400	\$700	\$14,200	\$1,200
Importance Code C		\$200		
Total	\$12,900	\$1,200	\$16,200	\$1,500



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

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

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	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	\$6,600	2043	**	5	\$800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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	\$96,100	3	\$10,900	
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	5%	2-4	\$200	2036	**	5	\$300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Women Bathroom</i>								
Vinyl Tile	20%			2035	**	3	\$1,000	
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	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Water Damage At Entrance</i>								
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		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
LEFFERTS BRANCH LIBRARY
Asset # : 13298

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	\$1,500	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 225 Main Circuit Breaker</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	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	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Egress Lighting								
Emergency, Service	50%			2032	**	1		
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2027	\$27,200	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$2,600	
Fire/Smoke Detection								
Generic, Digital	100%			2032	**	1-3	\$4,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	\$4,100	2	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 2nd Floor Mechanical Room</i>							
	<i>Explanation : 1-40 Gallon</i>							
	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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$355,000	
Interior Architecture	\$43,800	
Total	\$398,700	
Importance Code A	\$355,000	
Importance Code C	\$43,800	
Total	\$398,700	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,200			
Interior Architecture	\$17,400	\$4,500		\$4,300
Electrical	\$1,300	\$1,600	\$1,300	\$21,300
Mechanical	\$4,800	\$7,100	\$5,900	\$7,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$31,600	\$17,100	\$11,100	\$36,700
Importance Code A	\$5,200	\$1,000	\$1,000	\$1,000
Importance Code B	\$26,400	\$15,800	\$10,100	\$35,700
Importance Code C		\$300		
Total	\$31,600	\$17,100	\$11,100	\$36,700



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
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	
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Some Leaking Through Pitch Pockets Of Railing</i>								
Pre-Cast Concrete	65%			LIFE	**	5	\$9,600	
Pre-Cast Concrete	5%	Now	\$400	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	Now	\$355,000	2038	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair B, Custodians Office</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Air Pockets, Trapped Water And Adhesion Failure</i>								
Interior								
Floors								
Carpet	30%			2029			\$17,400	
Ceramic Tile	15%			2041	**	5	\$4,300	
Vinyl Tile	55%			2036	**	3	\$6,000	
Interior Walls								
Ceramic Tile	3%			2041	**	5	\$600	
Folding Partition	5%	4+	\$43,800	2050	**	5	\$1,300	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Floor</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%			2045	**	5	\$26,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Custodian Office, Stair B And Library Area</i>								
Gypsum Board	10%			LIFE	**	5	\$3,600	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
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%			2048	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1200 Amperes</i>								
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	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2033	**	10	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	18%			2033	**	10	\$3,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2033	**	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.
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QUEENS PUBLIC LIBRARY - 039
LONG ISLAND CITY COMMUNITY LIBRARY
Asset # : 14111

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	
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	\$8,300	
Mechanical								
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	\$1,400	
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 Compr/Chiller	100%			2033	**	1	\$9,000	
		<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 Unit	100%			2033	**	2	\$13,500	

*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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$11,400	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 : 25-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2796 **Lot** : 8 **BIN** : 4062709

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$284,000
Interior Architecture	\$85,800	\$38,000
Electrical	\$148,200	\$3,700
Mechanical	\$86,700	\$261,400
Total	\$320,600	\$587,100
Importance Code A	\$45,200	\$284,000
Importance Code B	\$275,400	\$303,100
Total	\$320,600	\$587,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$23,100			
Interior Architecture	\$500		\$2,500	\$700
Electrical	\$57,300	\$700	\$16,300	\$14,800
Mechanical	\$2,400	\$1,700	\$7,300	\$1,700
Total	\$83,300	\$2,400	\$26,100	\$17,200
Importance Code A	\$23,800	\$700	\$700	\$700
Importance Code B	\$59,500	\$1,700	\$25,400	\$16,500
Importance Code C				
Total	\$83,300	\$2,400	\$26,100	\$17,200



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
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	
Exterior								
Exterior Walls								
Copper/Terne	3%			2044	**	10	\$800	
Masonry: Brick	60%			LIFE	**	5	\$6,800	
Masonry: Brick	27%	Now	\$9,600	LIFE	**	5	\$3,100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade, North Facade</i>								
Masonry: Marble	5%			LIFE	**	5	\$400	
Metal Panel	5%			2044	**	5-10	\$3,900	
Windows								
Aluminum	100%	Now	\$12,900	2032	**	5	\$500	
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	20%			2044	**	5	\$1,100	
Masonry: Brick	75%			LIFE	**	5	\$900	
Masonry: Limestone	5%	Now	\$600	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%			2029		10	\$20,200	
Interior								
Floors								
Carpet	47%			2025	\$67,000	3	\$7,600	
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	3%			2033	**	5	\$300	
Vinyl Tile	40%			2029	\$38,000	3	\$2,200	
Interior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$4,400	
Glass: Single Pane	1%			LIFE	**	5	\$100	
Gypsum Board	7%			LIFE	**	5	\$500	
Metal Panel	2%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	95%	2-4	\$85,800	2044	**	5	\$6,400	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Directly Under Southwest Drain</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	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
MASPETH BRANCH LIBRARY
Asset # : 13300

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%			2024	\$1,500	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 400 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	90%			2024	\$29,200	1		
Conduit	10%			2044	**	1		
Panelboards								
Molded Case Bkrs	90%			2023	\$13,900	5	\$200	
Molded Case Bkrs	10%			2040	**	5		
Wiring								
Thermoplastic	90%			2024	\$25,900	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2022	\$15,600	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	95%			2020	\$70,900	10	\$6,300	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	5%			2024	\$3,700	10	\$300	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$5,000	10	\$900	
Exit, Service	50%			2029	\$500	1		
Exterior Lighting								
HID	100%			2020	\$28,200	10		
Alarm								
Security System								
Generic	100%			2020	\$22,600	1	\$2,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>						
Fire/Smoke Detection								
Generic	100%	2-4	\$77,200	2034	**	1-3	\$4,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Manual Pull Station And Bells - Obsolete Equipment</i>						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Steam Boiler	100%			2022	\$45,200	1	\$7,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2024	\$118,200	4	\$500	
Terminal Devices								
Air Handler	90%			2024	\$88,400	1	\$4,000	
Convactor/Radiator	10%			2029	\$3,700	1	\$200	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%	0-2	\$41,500	2034	**	1	\$2,100	
<i>Noisy/Vibrating, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Boiler Room</i>								
<i>Obsolete Equipment, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Mechanical Room</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>								
<i>Location : Roof</i>								
Exterior Pkg Unit - Cooling	30%			2029	\$17,000	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht No Component	70%			2024	\$54,800	1	\$3,100	
	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2024	\$9,900	2	\$3,500	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans								
Interior	70%			2024	\$17,400	2	\$200	
Roof	30%			2024	\$3,500	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,300	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
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
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 : 19-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5275 **Lot** : 102 **BIN** : 4119345

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$61,300	\$306,400
Electrical		\$163,900
Mechanical	\$142,600	
Total	\$203,900	\$470,300
Importance Code A	\$119,400	\$306,400
Importance Code B	\$84,500	\$163,900
Total	\$203,900	\$470,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$800			
Interior Architecture	\$900	\$6,500	\$1,900	\$900
Electrical	\$900	\$700	\$700	\$13,300
Mechanical	\$300	\$2,000	\$6,200	\$2,000
Total	\$2,900	\$9,300	\$8,800	\$16,200
Importance Code A	\$800	\$400	\$400	\$400
Importance Code B	\$2,000	\$8,900	\$8,200	\$15,800
Importance Code C			\$200	
Total	\$2,900	\$9,300	\$8,800	\$16,200



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

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

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	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	60%			LIFE	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North And West Facades</i>								
<i>Explanation : Ribbed Face Units</i>								
Concrete Masonry Unit	30%			LIFE	**	5	\$2,300	
Metal Panel	10%			2044	**	5-10	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Corner</i>								
<i>Explanation : Standing Seam Metal Fascia</i>								
Windows								
Aluminum	100%			2040	**	5	\$1,700	
Roof								
Modified Bitumen	100%	Now	\$61,300	2029	\$306,400			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	27%			2025	\$41,500	3	\$4,700	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$2,500	
Ceramic Tile	3%			2037	**	5	\$300	
Vinyl Tile	60%			2032	**	3	\$3,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$400	
Concrete Masonry Unit	60%			LIFE	**	5	\$3,000	
Glass: Single Pane	2%			LIFE	**	5	\$200	
Gypsum Board	35%			LIFE	**	5	\$2,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileConcealSpLn	90%			2041	**	5	\$13,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			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
MCGOLDRICK BRANCH LIBRARY
Asset # : 13299

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%			2024	\$1,500	5	\$200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : No Nameplate Ratings Available</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	80%			2024	\$26,000	1		
Conduit	20%			2044	**	1		
Panelboards								
Molded Case Bkrs	80%			2023	\$12,400	5	\$200	
Molded Case Bkrs	20%			2040	**	5		
Wiring								
Thermoplastic	80%			2024	\$23,000	1		
Thermoplastic	20%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$15,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2029	\$79,000	10	\$7,000	
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	2%			2029	\$1,600	10	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Circulating Desk</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Egress Lighting								
Emergency, Battery	50%			2029	\$5,400	10	\$900	
Exit, LED	50%			2052	**	1		
Exterior Lighting								
HID	100%			2029	\$30,400	10		
Alarm								
Security System								
Generic	100%			2029	\$24,300	1	\$2,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only</i>						
Fire/Smoke Detection								
Generic	100%			2029	\$83,300	1-3	\$4,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Smoke Detector And Manual Pull Station</i>						

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$58,100	2044	**	1	\$3,500	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : One Unit, Boiler Room</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$600	
Terminal Devices								
Convactor/Radiator	10%			2029		1	\$300	
No Component	90%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : One Unit, Air Handler Room</i>								
<i>Explanation : Air Handler Is Covered Under A C</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Terminal Devices								
Air Handler/Cool/Ht	100%	0-2	\$84,500	2034	**	1	\$4,300	
<i>Obsolete Equipment, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Air Handler Room</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2029		2	\$5,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Unit Using R-22 Refrigerant</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Roof	20%			2024		2	\$100	
No Component	80%							
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2034	**	1		
Galvanized Steel	50%			2037	**	1		
Water Heater								
Gas Fired	100%			2022		2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	90%						
	Generic	10%			2034	* *	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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$193,600	
Mechanical		\$38,900
Total	\$193,600	\$38,900
Importance Code A	\$193,600	
Importance Code B		\$38,900
Total	\$193,600	\$38,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$54,100			
Interior Architecture	\$22,000		\$4,900	\$1,300
Electrical	\$900	\$800	\$800	\$700
Mechanical	\$3,200	\$1,900	\$1,200	\$1,900
Total	\$80,200	\$2,600	\$6,900	\$3,900
Importance Code A	\$54,200	\$500	\$200	\$500
Importance Code B	\$10,100	\$2,200	\$6,800	\$3,000
Importance Code C	\$15,900			\$400
Total	\$80,200	\$2,600	\$6,900	\$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
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	\$51,100		
Granite Panels	5%			LIFE	**	5	\$1,000		
Window Wall	70%	Now	\$22,800	2049	**	5	\$17,200		
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Base Of Windows On Union Street Facade</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Base Of Windows On Union Street Facade</i>									
Parapets									
Masonry: Brick	95%			LIFE	**	5-10	\$5,700		
Pre-Cast Concrete	5%			LIFE	**	5	\$600		
Roof									
Modified Bitumen	100%	0-2	\$193,600	2034	**				
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Roof</i>									
<i>Ponding, Extent : Severe, Area Affected : 5%</i>									
<i>Location : Roof</i>									
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>									
<i>Location : Mechanical Room, Reading Room</i>									
Interior									
Floors									
Carpet	75%			2028	\$126,100	3	\$14,300		
Cast in Place Concrete	5%			LIFE	**	5	\$2,800		
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	\$500		
Gypsum Board	93%			LIFE	**	5-10	\$24,200		
Ceilings									
AcousTileSusp.Lay-In	90%	4+	\$1,900	2042	**	5	\$5,700		
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>									
<i>Location : Main Area Of Library</i>									
Gypsum Board	10%			LIFE	**	5-10	\$4,400		
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		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%			2055	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			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	\$200	
Lighting								
Interior Lighting								
Fluorescent	94%			2037	**	10	\$6,900	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	1%			2037	**	10	\$100	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Toilets</i>							
Fluorescent	5%			2037	**	10	\$400	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Hallways</i>							
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	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Reading Areas And Hallways</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$4,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>							

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
Energy Source								
	Electricity	60%			2055	**	1	
	Natural Gas	40%			2049	**	1	
Conversion Equipment								
	Furnace	40%			2029	\$7,300	1	\$1,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Package Unit.</i>								
	Heat Pump Air Sourced	60%			2033	**	2	\$1,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units</i>								
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
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units, R-410a Refrigerant</i>								
	Ext Pkg Unit - Heating/Cooling	40%			2029	\$38,900	2	\$200
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit On Roof</i>								
	Split Unit	10%			2029	\$16,600		
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units On Roof</i>								
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	\$7,100
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.
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** 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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.
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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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 : 01-Aug-2013 Landmark Status : NONE
Areas Surveyed : Roof, Floors 1
Block : 3207 Lot : 26 BIN : 4076687

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Interior Architecture		\$179,600
Electrical		\$163,900
Mechanical	\$243,700	\$58,100
Total	\$243,700	\$401,600
Importance Code A		\$58,100
Importance Code B	\$243,700	\$343,500
Total	\$243,700	\$401,600

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$3,100		\$22,400	
Interior Architecture		\$1,200		\$100
Electrical	\$31,300	\$700	\$16,400	\$16,500
Mechanical	\$23,600	\$700	\$7,200	\$700
Total	\$58,000	\$2,700	\$45,900	\$17,300
Importance Code A	\$3,500	\$400	\$22,700	\$400
Importance Code B	\$54,500	\$2,300	\$23,200	\$16,900
Importance Code C				
Total	\$58,000	\$2,700	\$45,900	\$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
NORTH FOREST PARK BRANCH LIBRARY
Asset # : 13301

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	Priority

Exterior

Exterior Walls

Masonry: Brick	82%			LIFE	**	5	\$12,300	
Metal Panel	10%			2044	**	5-10	\$10,300	
Pre-Cast Concrete	3%	Now	\$3,100	LIFE	**	5	\$1,500	

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Window Sills

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%

Location : Window Sills

Window Wall	5%			2044	**	5	\$2,800	
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Windows

Aluminum	100%			2032	**	5	\$900	
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Roof

Modified Bitumen	100%			2032	**	10	\$21,900	
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

Interior

Floors

Cast in Place Concrete	13%			LIFE	**	5	\$3,300	
Ceramic Tile	2%			2033	**	5	\$200	
Vinyl Tile	85%			2024		3	\$3,700	

Interior Walls

Concrete Masonry Unit	97%			LIFE	**	5	\$5,700	
Glass: Single Pane	3%			LIFE	**	5	\$300	

Ceilings

AcousTileSusp.Lay-In	95%			2029		5	\$11,000	
Exposed Struc: Steel	5%			LIFE	**			

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	Priority

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Nameplate Ratings Available

Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
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Raceway

Conduit	100%			2024	\$32,500	1		
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Panelboards

Molded Case Bkrs	100%			2023	\$15,500	5	\$200	
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Wiring

Thermoplastic	100%			2024	\$28,700	1		
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Motor Controllers

Locally Mounted	100%			2022	\$15,600	5	\$100	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2024	\$79,000	10	\$7,000	
			<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	2%			2024	\$1,600	10	\$100	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Bookcase Area</i>					
			<i>Explanation : Compact Fluorescent Lighting</i>					
Egress Lighting								
Emergency, Battery	50%			2024	\$5,400	10	\$900	
Exit, Service	50%			2024	\$600	1		
Exterior Lighting								
HID	100%			2020	\$30,400	10		
Alarm								
Security System								
Generic	100%			2029	\$24,300	1	\$2,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Intrusion Alarm Only</i>					
Fire/Smoke Detection								
Generic	100%			2029	\$83,300	1-3	\$4,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	\$58,100	1	\$3,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$600	
Terminal Devices								
Air Handler	40%			2020	\$42,400	1	\$1,900	
Convactor/Radiator	60%			2029	\$24,200	1	\$1,500	
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
NORTH FOREST PARK BRANCH LIBRARY
Asset # : 13301

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2020	\$160,300	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Heat Rejection								
Dry Cooler	100%	0-2	\$41,000	2034	**	2	\$4,300	
<i>Other Observation, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Roof</i>								
<i>Explanation : Corroded And Inefficient Unit</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Interior	70%			2020	\$18,800	2	\$200	
Roof	30%			2020	\$3,800	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 : 09-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8276 **Lot** : 20 **BIN** : 4171760

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$221,700	\$66,800
Interior Architecture		\$29,500
Electrical	\$56,600	\$54,700
Mechanical	\$76,200	\$97,100
Total	\$354,600	\$248,200
Importance Code A	\$221,700	\$106,300
Importance Code B	\$132,900	\$141,900
Total	\$354,600	\$248,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$13,000			
Interior Architecture	\$95,600			\$3,900
Electrical	\$17,100	\$500	\$16,900	\$16,100
Mechanical	\$5,400	\$700	\$1,400	\$3,900
Total	\$131,200	\$1,200	\$18,300	\$23,900
Importance Code A	\$13,300	\$300	\$300	\$300
Importance Code B	\$117,900	\$1,000	\$18,000	\$23,400
Importance Code C				\$300
Total	\$131,200	\$1,200	\$18,300	\$23,900



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glazed Ceramic Panel	95%	Now	\$48,200	LIFE	**	5	\$66,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2044	**	5-10	\$5,200	
Windows								
Aluminum	100%	Now	\$13,000	2040	**	5	\$700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lunch Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Roof								
Metal Panel	75%	Now	\$60,400	2037	**			
<i>Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Aluminum Dome With Smaller Clearstory Lantern Dome</i>								
Single Ply Membrane	25%	Now	\$113,100	2034	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Flat Roof At West Side</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Flat Roof, Near Exhaust Vents</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Lunch Room</i>								
Interior								
Floors								
Carpet	85%	Now	\$88,800	2026	\$88,800	3	\$10,100	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Office Area</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	5%			2033	**	5	\$400	
Vinyl Tile	5%			2029	\$3,500	3	\$200	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$600	
Concrete Masonry Unit	95%			LIFE	**	5	\$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
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

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	Priority

Interior

Ceilings

AcousTileSusp.Lay-In	5%	Now	\$6,800	2044	**	5	\$400	
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Staining/Discoloring, Extent : Moderate, Area Affected : 25%

Location : Public Restroom

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

Location : Public Restroom

AcousTileSusp.Lay-In	25%			2029	\$29,500	5	\$3,500	
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Exposed Struc: Steel	5%			LIFE	**			
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Gypsum Board	5%			LIFE	**	5	\$900	
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No Component	60%							
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Other Observation, Extent : Light, Area Affected : 0%

Location : Space Under The Dome

Explanation : This Area Is Covered With Canvas Fabric

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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2024	\$1,500	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : 2- Main Service Switches Rated At 200 Amperes Each

Transformers

Dry Type	100%			2022	\$16,400	5		
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Ratings

Switchgear / Switchboard

Fused Disc Sw	100%			2024	\$33,500	5		
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Raceway

Conduit	100%			2024	\$32,500	1		
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Panelboards

Fused Disc Sw	10%			2023	\$1,500	5		
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Molded Case Bkrs	90%			2023	\$13,900	5	\$100	
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Wiring

Thermoplastic	100%			2024	\$28,700	1		
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Motor Controllers

Locally Mounted	100%			2029	\$15,600	5		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

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	
Lighting								
Interior Lighting Fluorescent	85%			2024	\$46,500	10	\$4,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$2,700	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Computer Desk Area</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	10%			2024	\$5,500	10	\$500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$3,700	10	\$600	
Exit, Service	50%			2024	\$400	1		
Exterior Lighting								
HID	100%			2024	\$20,700	10		
Alarm								
Security System								
Generic	100%			2020	\$16,500	1	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
Generic	100%			2020	\$56,600	1-3	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Bells And Manual Pull Station</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	\$39,500	1	\$2,600	
<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%			2032	**	4	\$400	
Terminal Devices								
Air Handler	80%			2024	\$57,600	1	\$2,600	
Convactor/Radiator	20%			2029	\$5,500	1	\$300	

Air Conditioning

*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
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2032	**	1	
Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	70%			2022	\$76,200	2	\$200
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 70%</i>				
				<i>Location : Mechanical Room</i>				
	Reciprocating Compr/Chiller	30%			2024	\$13,000	1	\$700
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 30%</i>				
				<i>Location : Court Yard</i>				
Terminal Devices								
	Air Handler/Cool/Ht No Component	30%			2024	\$17,200	1	\$1,000
		70%						
Heat Rejection								
	Dry Cooler	30%			2024	\$8,400	2	\$1,100
	No Component	70%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,900
Exhaust Fans								
	Interior	50%			2024	\$9,100	2	\$100
	Roof	50%			2020	\$4,300	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2034	**	1	
Water Heater								
	Gas Fired	100%			2023	\$3,100	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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$19,300		\$2,000	
Interior Architecture	\$6,400	\$5,200	\$4,200	\$400
Electrical	\$800	\$600	\$800	\$700
Mechanical	\$3,000	\$400	\$1,100	\$400
Total	\$29,500	\$6,200	\$8,100	\$1,500
Importance Code A	\$19,700	\$400	\$2,400	\$400
Importance Code B	\$7,000	\$5,800	\$5,700	\$1,000
Importance Code C	\$2,800			\$200
Total	\$29,500	\$6,200	\$8,100	\$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
OZONE PARK BRANCH LIBRARY
Asset # : 13303

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 Cavity	90%			LIFE	**	5	\$32,000	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$6,700	
Roof								
Metal Panel	5%			2042	**	10	\$2,000	
Modified Bitumen	95%			2034	**	10	\$20,800	
Interior								
Floors								
Carpet	70%			2028	\$104,000	3	\$11,800	
Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
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	\$4,300	
Gypsum Board	10%			LIFE	**	5-10	\$1,100	
Ceilings								
AcousTileSusp.Lay-In	90%			2046	**	5	\$10,300	
Exposed Struc: Steel	5%			LIFE	**	10	\$1,100	
Gypsum Board	5%			LIFE	**	5-10	\$2,000	
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		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%			2029	\$1,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2029	\$16,700	5	\$100	
Molded Case Bkrs	50%			2055	**	5	\$100	
Raceway								
Conduit	70%			2029	\$22,700	1		
Conduit	30%			2055	**	1		
Panelboards								
Molded Case Bkrs	70%			2028	\$10,800	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		Priority
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	\$14,400	1		
Thermoplastic	50%			2055	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	94%			2037	**	10	\$6,500	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Meeting Rooms</i>								
Fluorescent	4%			2037	**	10	\$300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	1%			2037	**	10	\$100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
LED	1%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : LED Lights</i>								
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways, And Outside-front And Rear Of Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

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

QUEENS PUBLIC LIBRARY - 039
OZONE PARK BRANCH LIBRARY
Asset # : 13303

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rooftop Package Unit</i>								
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2034	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Package Unit. R-410a Refrigerant</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
Exhaust Fans Roof	100%			2034	**	2	\$200	
Plumbing								
H/C Water Piping Brass/Copper	100%			2049	**	1		
Water Heater Gas Fired	100%			2024	\$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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : PENINSULA BRANCH LIBRARY
Address : 92-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : PRC
Program / Asset # : QPLOP41.000 / 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$36,600	
Total	\$36,600	
Importance Code A	\$36,600	
Total	\$36,600	

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$3,300	
Interior Architecture	\$9,300		\$12,900	\$9,300
Electrical	\$200	\$200	\$700	\$200
Mechanical	\$2,700	\$4,100	\$3,400	\$4,100
Total	\$12,200	\$4,400	\$20,300	\$13,700
Importance Code A	\$600	\$600	\$4,000	\$600
Importance Code B	\$11,600	\$3,700	\$16,100	\$13,000
Importance Code C			\$200	
Total	\$12,200	\$4,400	\$20,300	\$13,700



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
Interior								
Floors								
Carpet	95%			2029	\$244,800	3	\$37,000	
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	
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%			2057	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical First Floor</i>								
<i>Explanation : One 800 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$300	
Raceway								
Conduit	100%			2057	**	1		
Panelboards								
Fused Disc Sw	5%			2052	**	5		
Molded Case Bkrs	95%			2052	**	5	\$300	
Wiring								
Thermoplastic	100%			2057	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	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
PENINSULA BRANCH LIBRARY
Asset # : 13304

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	
Lighting								
Interior Lighting Fluorescent	95%			2037	**	10	\$11,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2037	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Hte Building</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2047	**	1		
Conversion Equipment Furnace	100%			2037	**	1	\$6,400	
Distribution Hot Wtr Piping/Pump	100%			2052	**	4	\$1,000	
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	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Refrigerant 410a On The Roof</i>								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	\$7,700	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 : 07-Aug-2013 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1
Block : 4042 **Lot** : 113 **BIN** : 4097863

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$113,600
Electrical		\$179,200
Mechanical		\$423,900
Total		\$716,700
Importance Code A		\$113,600
Importance Code B		\$603,100
Total		\$716,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$800			
Interior Architecture	\$5,700	\$1,100	\$5,800	\$100
Electrical	\$1,000	\$700	\$800	\$900
Mechanical	\$3,900	\$1,500	\$8,400	\$1,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,300	\$7,300	\$18,900	\$6,300
Importance Code A	\$1,600	\$800	\$800	\$800
Importance Code B	\$13,700	\$6,500	\$17,500	\$5,500
Importance Code C			\$600	
Total	\$15,300	\$7,300	\$18,900	\$6,300



*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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$12,900	
Masonry: Limestone	15%			LIFE	**	5	\$1,700	
Windows								
Aluminum	100%			2040	**	5	\$1,700	
Parapets								
Copper/Terne	15%			2059	**	5	\$2,400	
Masonry: Brick	35%			LIFE	**	5	\$1,100	
No Component	50%							
Roof								
Copper/Terne	75%			2039	**	10	\$37,400	
Modified Bitumen	25%			2029	\$76,300	10	\$5,000	
Interior								
Floors								
Carpet	70%			2025	\$117,700	3	\$12,300	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	20%			2037	**	5	\$2,300	
Vinyl Tile	5%			2020	\$5,600	3	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9x9 Tiles</i>								
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$1,200	
Gypsum Board	50%			LIFE	**	5	\$7,000	
Plaster	45%			LIFE	**	5	\$3,100	
Ceilings								
AcousTileConcealSpLn	15%			2041	**	5	\$2,200	
Exposed Struc: Wood	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$2,200	
Plaster	65%			LIFE	**	5	\$4,800	

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%			2044	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 600 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2044	**	5	\$200	
Raceway								
Conduit	100%			2044	**	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
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

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								
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$200	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	50%			2029	\$44,000	10	\$3,600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	50%			2029	\$44,000	10	\$3,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Egress Lighting								
Emergency, Service	50%			2029	\$2,200	1		
Exit, LED	50%			2052	**	1		
Exterior Lighting								
Fluorescent	100%			2029	\$28,200	10	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Alarm								
Security System								
Generic	100%			2029	\$26,600	1	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System, Motion Sensors</i>								
Fire/Smoke Detection								
Generic	100%			2029	\$91,100	1-3	\$5,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>								

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

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Estimates are rounded to the nearest hundred dollars.
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** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2037	**	1	\$7,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2034	**	4	\$400	
Terminal Devices Air Handler	40%			2029	\$46,400	1	\$1,900	
Convactor/Radiator	60%			2029	\$26,500	1	\$1,500	
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Split Unit	100%			2024	\$175,900			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices Fan Coil - 2 Pipe	100%			2024	\$156,800	1	\$2,500	
Heat Rejection Dry Cooler	100%			2024	\$44,800	2	\$5,400	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans Interior	100%			2024	\$29,300	2	\$200	
Plumbing								
H/C Water Piping Brass/Copper	100%			2034	**	1		
Water Heater Gas Fired	100%			2022	\$5,000	2	\$100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2020	\$1,300	4	\$200	
Sewage Ejector(s) Electric	100%			2029	\$2,400	4	\$500	
Backflow Preventer No Component Generic	90%			2032	**	1	\$100	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : For Boiler Only</i>								

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
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
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE				**
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$1,980,200	\$1,515,500
Interior Architecture	\$885,600	\$622,600
Electrical	\$726,500	\$1,494,000
Mechanical	\$6,350,600	\$547,000
Total	\$9,942,900	\$4,179,000
Importance Code A	\$1,980,200	\$1,515,500
Importance Code B	\$7,826,300	\$2,573,900
Importance Code C	\$136,300	\$89,700
Total	\$9,942,900	\$4,179,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,500		\$26,000	
Interior Architecture	\$350,100	\$4,300		\$59,600
Electrical	\$21,800	\$20,300	\$38,900	\$22,400
Mechanical	\$87,400	\$131,200	\$102,200	\$136,000
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$485,500	\$171,500	\$182,900	\$233,800
Importance Code A	\$22,400	\$11,900	\$37,800	\$12,400
Importance Code B	\$428,500	\$159,700	\$145,100	\$221,400
Importance Code C	\$34,700			
Total	\$485,500	\$171,500	\$182,900	\$233,800



Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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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	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$183,400	LIFE	**	5	\$29,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Admin. Area Under Windows</i>								
Granite Panels	5%			LIFE	**	5	\$3,700	
Panel/Paver: Limestone	50%	2-4	\$276,800	LIFE	**	5	\$36,700	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Entrance</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$31,800	
Window Wall	5%			2047	**	5	\$18,300	
Windows								
Aluminum	25%	Now	\$91,100	2035	**	5	\$3,500	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Aluminum	75%			2035	**	5	\$21,000	
Parapets								
Masonry: Brick	30%	Now	\$40,600	LIFE	**	5	\$6,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
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.
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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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	Priority
Exterior								
Roof								
Built-Up (BUR)	25%	Now	\$258,900	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over I T S Area, 1980 Addition</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition</i>								
Modified Bitumen	40%			2027	\$1,380,600	10	\$98,200	
Modified Bitumen	30%	Now	\$1,035,400	2037	**			1
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$93,900	2047	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	35%	Now	\$315,400	2026	\$1,577,000	3	\$178,900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$74,600	
Ceramic Tile	5%	0-2	\$136,800	2030	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	15%			2032	**	5	\$76,700	
Terrazzo	25%			LIFE	**	5	\$66,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2027	\$300,100	3	\$12,800	

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		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	\$136,300	2030	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,600	
Glass: Single Pane	5%	Now	\$14,800	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%			LIFE	**	5	\$17,200	
Gypsum Board	20%			LIFE	**	5	\$22,900	
Gypsum Board	10%			LIFE	**	5	\$11,400	
Plaster	25%	Now	\$19,800	LIFE	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell 5</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$38,200	
Ceilings								
AcousTileConcealSpLn	15%	4+	\$428,500	2047	**	5	\$32,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First C And C2 Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First C And C2 Floors</i>								
AcousTileSusp.Lay-In	20%	0-2	\$57,100	2040	**	5	\$34,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Payroll Room, Security Office, Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Payroll Room, Its And Corridors Of 1980 Addition, Cafeteria</i>								
Exposed Concrete	5%			LIFE	**	5	\$2,700	
Exposed Struc: Steel	5%			LIFE	**			
Metal Panel	5%	Now	\$88,500	LIFE	**	5	\$21,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
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	\$40,500	5	\$1,300	

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

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								
Raceway								
	Conduit	40%			2027	\$93,300	1	
	Conduit	60%			2057	**	1	
Panelboards								
	Fused Disc Sw	5%			2049	**	5	\$300
	Fused Disc Sw	5%			2026	\$7,000	5	\$300
	Molded Case Bkrs	40%			2026	\$55,700	5	\$2,500
	Molded Case Bkrs	50%			2049	**	5	\$3,200
Wiring								
	Braided Cloth	30%	2-4	\$70,200	2052	**	1	
			<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
	Thermoplastic	40%			2027	\$93,600	1	
	Thermoplastic	30%			2053	**	1	
Motor Controllers								
	Locally Mounted	20%			2025	\$125,200	5	\$300
	Motor Control Center	70%			2025	\$107,900	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
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room Basement</i>					
			<i>Explanation : One 1250 Kw</i>					
Batteries								
	Lead/Acid	100%			2022	\$1,600	5	\$8,900
Fuel Storage								
	Day Tank	50%			2052	**	5	\$22,200
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Generator Room Basement</i>					
			<i>Explanation : One 275 Gallons</i>					
	Main Tank	50%			2067	**	5	\$3,500
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : One 6000 Gallons</i>					

Lighting

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

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	
Lighting								
Interior Lighting								
Fluorescent	30%			2027	\$745,800	10	\$66,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	15%			2035	**	10	\$33,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	40%			2037	**	10	\$88,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	15%			2035	**	10	\$33,000	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Egress Lighting								
Emergency, Service	40%			2037	**	1		
Emergency, Service	10%			2027	\$12,200	1		
Emergency, Battery	5%			2027	\$16,700	10	\$2,900	
Exit, LED	30%			2062	**	1		
Exit, Service	15%			2027	\$5,300	1		
Exterior Lighting								
HID	70%			2022	\$656,400	10	\$500	
HID	30%			2035	**	10	\$200	
Alarm								
Security System								
No Component	90%							
Generic	10%			2035	**	1	\$9,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$15,200	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Furnace	5%			2032	**	1	\$5,900	
		<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Roof Mounted Unit</i>						
Hot Water Boiler	95%			2040	**	1	\$112,600	
		<i>Other Observation, Extent : Light, Area Affected : 95%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	95%			2035	**	4	\$11,200	
No Component	5%							
Terminal Devices								
Air Handler	70%			2022	\$2,289,000	1	\$103,800	
Convactor/Radiator	20%			2032	**	1	\$15,500	
Unit Heater - Steam	5%			2022	\$41,600	4	\$1,100	
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								
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Penthouse</i>						
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Ext Pkg Unit - Heating/Cooling	10%			2027	\$291,200	2	\$1,500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2037	**	4	\$16,000	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2022	\$2,347,300	1	\$133,400	
No Component	10%							
Heat Rejection								
Dry Cooler	10%			2027	\$126,500	2	\$16,700	
Water Cooling Tower	90%			2021	\$794,300	2	\$217,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$133,700	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	90%			2022	\$744,600	2	\$6,600	
Roof	10%			2027	\$38,600	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Steam Fired	100%	Now	\$7,400	2037	**	4	\$23,700	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : At The Valve, Penthouse</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2022	\$35,500	4	\$5,100	
Sewage Ejector(s)								
Electric	100%			2022	\$67,000	4	\$9,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : C1, C, C2, 1, 2</i>						
		<i>Explanation : Two Units</i>						
Hydraulic	50%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : C1, 2 And C2,1</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$125,400	
Sprinkler								
Generic	100%			2037	**	1-2	\$67,200	
Fire Pump								
Generic	100%			2030	**	1	\$44,800	
Chemical System								
Generic	100%			2025	\$27,100	1-3	\$3,700	

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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$53,400	\$267,000
Interior Architecture	\$40,700	\$633,800
Electrical	\$185,400	
Mechanical		\$102,000
Total	\$279,500	\$1,002,800
Importance Code A	\$53,400	\$267,000
Importance Code B	\$226,000	\$119,100
Importance Code C		\$616,600
Total	\$279,500	\$1,002,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$10,000			
Interior Architecture	\$28,400	\$1,500	\$5,300	\$135,200
Electrical	\$14,400	\$200	\$13,800	
Mechanical	\$1,900	\$3,100	\$2,800	\$2,800
Total	\$54,700	\$4,700	\$21,900	\$138,000
Importance Code A	\$11,300	\$1,300	\$1,400	\$1,300
Importance Code B	\$43,400	\$2,700	\$20,500	\$135,200
Importance Code C		\$700		\$1,500
Total	\$54,700	\$4,700	\$21,900	\$138,000



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QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

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	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	7%	Now	\$1,000	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Door At Steps To Driveway</i>								
Masonry: Brick	85%			LIFE	**	5	\$10,300	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Granite Panels	3%			LIFE	**	5	\$300	
Windows								
Aluminum	98%	Now	\$9,000	2035	**	5	\$2,100	
<i>Ctrwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	\$53,400	2027	\$267,000			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At South Parapet</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Checkout Area, Childrens Reading Room</i>								
Interior								
Floors								
Carpet	50%	Now	\$25,700	2023	\$128,400	3	\$14,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Ceramic Tile	5%			2036	**	5	\$1,000	
Quarry Tile	15%			2040	**	5	\$4,400	
Vinyl Tile	20%			2032	**	3	\$1,900	
Vinyl Tile	10%			2027	\$17,100	3	\$700	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Fabric on Framing	20%			2028	\$616,600	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	**			

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QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%			2032	**	5	\$10,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations On First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Reading Room, Check Out Area</i>								
AcousTileSusp.Lay-In	25%	2-4	\$40,700	2047	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Exposed Concrete	5%			LIFE	**	5	\$200	
Plaster	15%			LIFE	**	5	\$1,800	

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	50%			2027	\$800	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2027	\$800	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$300	
Raceway								
Conduit	100%			2027	\$32,500	1		
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	95%			2026	\$14,700	5	\$300	
Wiring								
Braided Cloth	50%	2-4	\$14,400	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	50%			2027	\$14,400	1		
Motor Controllers								
Locally Mounted	100%			2025	\$31,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								

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QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

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	

Lighting

Interior Lighting Fluorescent	100%			2022	\$134,600	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	\$50,800	10		
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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	\$61,200	2	\$500	
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Exterior Pkg Unit - Cooling	40%			2027	\$40,800	2	\$300	
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Heat Rejection Air Cooled Condenser Unit	40%			2027	\$10,200	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	\$20,900	2	\$400	
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Plumbing

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QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Galvanized Steel	100%			2032	**	1		
Water Heater Gas Fired	100%			2025	\$7,700	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	\$400	
Backflow Preventer Generic	100%			2027	\$3,200	1	\$800	
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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$371,500	
Interior Architecture	\$64,800	
Electrical	\$82,500	
Mechanical		\$164,100
Total	\$518,900	\$164,100
Importance Code A	\$371,500	
Importance Code B	\$147,300	\$164,100
Total	\$518,900	\$164,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$26,100			
Interior Architecture	\$9,200	\$800	\$4,200	
Electrical	\$900	\$800	\$9,100	\$900
Mechanical	\$2,000	\$800	\$5,200	\$1,000
Total	\$38,300	\$2,400	\$18,600	\$1,900
Importance Code A	\$26,500	\$400	\$400	\$400
Importance Code B	\$2,500	\$2,000	\$18,200	\$1,500
Importance Code C	\$9,200			
Total	\$38,300	\$2,400	\$18,600	\$1,900



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

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

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	90%	Now	\$63,900	LIFE	**	5	\$20,400	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, West Facade</i>								
Window Wall	10%	Now	\$11,300	2047	**	5	\$4,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	90%	Now	\$14,000	2043	**	5	\$800	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Reading Area</i>								
Glass Block	5%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance Area</i>								
<i>Explanation : Channel Glass At Entrance</i>								
Metal Louvers	5%			2036	**	10	\$600	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$2,000	
Pre-Cast Concrete	10%	Now	\$800	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Copings</i>								
Roof								
Modified Bitumen	100%	Now	\$307,700	2037	**			
<i>Blisters, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout Roof</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	70%			2028	\$110,200	3	\$12,500	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	10%			2036	**	5	\$1,200	
Vinyl Tile	15%			2027	\$15,700	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
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

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	\$8,200	
Glass: Single Pane	5%			LIFE	**	5	\$900	
Masonry: Brick	5%	0-2	\$9,200	LIFE	**			
<i>Repointing Failure, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Near Clerestories In Adult Reading Room</i>								
Ceilings								
AcousTileConcealSpLn	65%	4+	\$64,800	2047	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
AcousTileSusp.Lay-In	10%			2044	**	5	\$1,200	
<i>Recent Installation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Entrance Area</i>								
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		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%			2027	\$1,500	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 1- Electrical Service Rated At 800a</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$200	
Raceway								
Conduit	100%			2027	\$32,500	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$15,500	5	\$200	
Wiring								
Thermoplastic	100%			2027	\$28,700	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	100%			2022	\$82,500	10	\$7,300	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
Egress Lighting Emergency, Battery	50%			2032	**	10	\$1,000	
Exit, Service	50%			2032	**	1		
Exterior Lighting HID	100%			2027	\$31,100	10		
Alarm								
Security System Generic	100%			2027	\$24,900	1	\$3,000	
Fire/Smoke Detection Generic, Digital	100%			2032	**	1-3	\$5,100	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Level Machine Room</i>								
<i>Explanation : Combination Heat And A.c. Fan</i>								
Convector/Radiator	50%			2040	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : About 8Ft Off Floor Level</i>								
<i>Explanation : Radiators</i>								
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%			2028	\$164,100	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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	\$4,700	2	\$100
				<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Room</i>				
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Boiler Room</i>				
				<i>Explanation : Smith 30 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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 : 08-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,ph
Block : 3104 **Lot** : 16 **BIN** : 4072812

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$111,600	\$299,700
Interior Architecture		\$63,700
Electrical	\$75,200	\$77,800
Mechanical		\$54,300
Total	\$186,800	\$495,500
Importance Code A	\$111,600	\$354,000
Importance Code B	\$75,200	\$141,500
Total	\$186,800	\$495,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$900			
Interior Architecture	\$300		\$3,800	\$900
Electrical	\$7,500	\$700	\$16,300	\$14,800
Mechanical	\$5,300	\$900	\$12,700	\$900
Total	\$14,000	\$1,500	\$32,800	\$16,600
Importance Code A	\$1,300	\$400	\$400	\$400
Importance Code B	\$12,700	\$1,200	\$32,500	\$15,900
Importance Code C				\$400
Total	\$14,000	\$1,500	\$32,800	\$16,600



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
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	
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$51,600	LIFE	**	5	\$8,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Metal Panel	30%			2044	**	5-10	\$28,400	
Window Wall	10%			2044	**	5	\$5,200	
Windows								
Aluminum	98%			2040	**	5	\$800	
Metal Louvers	2%	Now	\$500	2039	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Roof								
Modified Bitumen	100%	Now	\$59,900	2029	\$299,700			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Restrooms</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Restrooms</i>								
Interior								
Floors								
Carpet	70%			2025	\$100,500	3	\$11,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	20%			2032	**	3	\$1,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$800	
Concrete Masonry Unit	95%			LIFE	**	5	\$6,000	
Ceilings								
AcousTileConcealSpLn	25%			2029	\$22,700	5	\$3,400	
AcousTileSusp.Lay-In	70%			2029	\$63,700	5	\$7,600	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Restrooms Teens Reading Area</i>								
Exposed Struc: Steel	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
REGO PARK BRANCH LIBRARY
Asset # : 13308

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%			2024	\$1,500	5	\$200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated At 400 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	90%			2024	\$29,200	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	90%			2023	\$13,900	5	\$200	
Molded Case Bkrs	5%			2040	**	5		
Wiring								
Thermoplastic	90%			2024	\$25,900	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2022	\$15,600	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	100%			2020	\$75,200	10	\$6,700	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Battery	50%			2029	\$5,100	10	\$900	
Exit, Service	50%			2029	\$500	1		
Exterior Lighting								
HID	100%			2024	\$28,400	10		
Alarm								
Security System								
Generic	100%			2024	\$22,700	1	\$2,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>							
Fire/Smoke Detection								
Generic	100%			2029	\$77,800	1-3	\$4,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>							

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	\$54,300	1	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$500	
Terminal Devices								
Air Handler	60%			2032	**	1	\$2,700	
Convactor/Radiator	30%			2022	\$11,300	1	\$700	
Unit Heater - Steam	10%			2024	\$2,500	4	\$100	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	90%			2032	**	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 90%</i>								
<i>Location : 1 Unit On Roof</i>								
Split Unit	10%			2029	\$15,000			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Fan Coil - 2 Pipe	10%			2029	\$13,400	1	\$200	
No Component	90%							
Heat Rejection								
Dry Cooler	10%			2029	\$3,800	2	\$500	
No Component	90%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans								
Interior	85%			2029	\$21,300	2	\$200	
Roof	15%			2029	\$1,800	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2020	\$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.

**QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308**

Print Date : 17-Sep-2018 **QUEENS PUBLIC LIBRARY - FY 2019**

Asset Name : RICHMOND HILL BRANCH LIBRARY
 Address : 118-14 HILLSIDE AVE.
 Borough : QUEENS Agency's Number : RI
 Program / Asset # : OPL0R49.000 / 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$408,200	
Interior Architecture	\$48,700	\$121,700
Electrical	\$187,000	
Mechanical		\$178,600
Total	\$643,900	\$300,300
Importance Code A	\$408,200	
Importance Code B	\$235,700	\$300,300
Total	\$643,900	\$300,300

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$34,700			
Interior Architecture	\$86,500			\$3,300
Electrical		\$200	\$25,300	
Mechanical	\$4,200	\$2,300	\$2,800	\$2,000
Total	\$125,500	\$2,500	\$28,100	\$5,300
Importance Code A	\$36,000	\$1,300	\$1,500	\$1,300
Importance Code B	\$59,500	\$1,200	\$26,600	\$4,000
Importance Code C	\$30,000			
Total	\$125,500	\$2,500	\$28,100	\$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

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$190,400	LIFE	**	5	\$15,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$63,800	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Entrance</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$84,300	2035	**	5	\$2,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	10%			2040	**	5-10	\$6,000	
No Component	90%							
Roof								
Metal Panel	30%	Now	\$31,000	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	70%	Now	\$69,700	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	15%			2026		3	\$5,900	
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
Ceramic Tile	5%	Now	\$5,900	2030	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%	Now	\$48,700	2027	\$121,700	3	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	0-2	\$11,300	2037	**	3	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

QUEENS PUBLIC LIBRARY - 039
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

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	\$1,500	2036	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Gypsum Board	15%			LIFE	**	5	\$900	
Gypsum Board	15%			LIFE	**	5	\$900	
Plaster	65%	Now	\$28,500	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	5%	Now	\$500	2032	**	5	\$500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
AcousTileConcealSpLn	15%			2040	**	5	\$3,700	
AcousTileSusp.Lay-In	20%	Now	\$3,300	2040	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	60%	Now	\$32,200	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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	\$1,500	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Raceway								
Conduit	100%			2027	\$32,500	1		
Panelboards								
Fused Disc Sw	5%			2026	\$800	5		
Molded Case Bkrs	95%			2026	\$14,700	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Braided Cloth	50%			2026	\$14,400	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2027	\$14,400	1		
Motor Controllers								
Locally Mounted	100%			2025	\$31,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	99%			2022	\$135,400	10	\$12,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T - 12 Lamps</i>								
Incandescent	1%			2022	\$1,400	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$9,200	10	\$1,600	
Exit, Service	50%			2022	\$1,000	1		
Exterior Lighting								
HID	100%			2022	\$51,600	10		

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$13,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
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.
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** 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
	Interior Pkg Unit - Cooling	20%		2025	\$95,700	2	\$200	
	Exterior Pkg Unit - Cooling	80%		2027	\$82,900	2	\$600	
Ventilation								
Distribution								
	Ductwork/Diffusers	100%	Now	\$2,400	LIFE	**	2-5	\$7,400
<i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flexible Connection Of #1 Ext. Package Unit On Roof</i>								
Exhaust Fans								
	Interior	60%		2027	\$27,300	2	\$200	
	Roof	40%		2027	\$8,500	2	\$200	
Plumbing								
H/C Water Piping								
	Brass/Copper	20%		2047		**	1	
	Galvanized Steel	80%		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	\$400
Fixtures								
	Generic	100%						

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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$177,300	
Mechanical		\$37,500
Total	\$177,300	\$37,500
Importance Code A	\$177,300	
Importance Code B		\$37,500
Total	\$177,300	\$37,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture				
Interior Architecture	\$3,100	\$5,000	\$100	\$4,100
Electrical	\$900	\$1,100	\$900	\$15,400
Mechanical	\$2,100	\$1,900	\$3,000	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$10,100	\$12,000	\$8,000	\$25,200
Importance Code A	\$1,000	\$1,000	\$1,000	\$1,000
Importance Code B	\$9,100	\$11,000	\$6,800	\$24,200
Importance Code C			\$100	
Total	\$10,100	\$12,000	\$8,000	\$25,200



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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
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

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	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%	Now	\$65,500	LIFE	**	5	\$34,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$111,700	LIFE	**	5	\$17,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2044	**	5	\$5,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%			LIFE	**	5	\$7,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2036	**	10	\$17,900	
Interior								
Floors								
Carpet	10%			2029	\$27,200	3	\$4,100	
Ceramic Tile	35%			2041	**	5	\$7,200	
Vinyl Tile	55%			2036	**	3	\$4,200	
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	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 2%</i>								
<i>Location : 2nd Floor</i>								
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	**			

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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
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

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	90%			2048	**	5	\$100
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 800 Amperes</i>						
	Fused Disc Sw	10%			2048	**	5	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : One 200 Amperes Main Disconnect Switch</i>						
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
		<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
	Fluorescent	10%			2033	**	10	\$1,300
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lighting</i>						
	Fluorescent	20%			2033	**	10	\$2,500
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
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

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QUEENS PUBLIC LIBRARY - 039
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

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	

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

\$5,900

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

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 Roof Top 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

\$500

Piping/Pmp

No Component

50%

Terminal Devices

Air Handler

20%

2028

\$37,500

1

\$1,700

Convactor/Radiator

30%

2041

* *

1

\$1,300

No Component

50%

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

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QUEENS PUBLIC LIBRARY - 039
RIDGEWOOD BRANCH LIBRARY
Asset # : 13310

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2028	\$22,600	1	\$1,300
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Refrigerant: R-22</i>						
	Ext Pkg Unit - Heating/Cooling	80%			2033	**	2	\$700
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Package Units. Refrigerant: R-410a</i>						
Terminal Devices								
	Air Handler/Dir Expansion	20%			2028	\$29,800	1	
	No Component	80%						
Heat Rejection								
	Dry Cooler	20%			2028	\$14,500	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	\$8,100	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	**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 2nd Floor</i>						
		<i>Explanation : One Unit</i>						

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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Mechanical	\$75,500	\$110,200
Total	\$75,500	\$110,200
Importance Code A	\$75,500	
Importance Code B		\$110,200
Total	\$75,500	\$110,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$9,300		\$3,300	
Interior Architecture	\$4,900	\$600	\$6,500	\$4,900
Electrical	\$13,400	\$1,100	\$1,100	\$1,100
Mechanical	\$1,400	\$1,200	\$7,300	\$1,400
Total	\$29,000	\$2,800	\$18,200	\$7,400
Importance Code A	\$9,300	\$500	\$4,000	\$500
Importance Code B	\$19,700	\$2,100	\$14,200	\$6,900
Importance Code C		\$300		
Total	\$29,000	\$2,800	\$18,200	\$7,400



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

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	80%	4+	\$8,700	LIFE	**	5	\$13,900	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner</i>								
Weathering Steel	10%			LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition To East Elevation</i>								
<i>Explanation : Recent Construction</i>								
Window Wall	6%			2047	**	5	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Window Wall	4%			2057	**	5	\$2,600	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition At East Elevation</i>								
Windows								
Aluminum	90%			2035	**	5	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Aluminum	10%			2052	**	5	\$100	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition To East Elevation</i>								
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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Skylight, Metal/Glass	10%			2057	**	10	\$10,600	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof On New Addition</i>								
Interior								
Floors								
Carpet	65%			2029	\$129,900	3	\$19,600	
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	

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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
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	65%			2047	**	5	\$12,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Exposed Struc: Wood	30%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : New Addition</i>								
<i>Explanation : Recent Construction</i>								
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2077	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Courtyard</i>								
<i>Explanation : Recent Construction</i>								
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								
Molded Case Bkrs	100%			2027	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 300 Amperes</i>								
Raceway								
Conduit	95%			2027	\$30,800	1		
Conduit	5%	4+		2037	**	1		
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Roof</i>								
<i>Explanation : Conduit Not Supported Properly</i>								
Panelboards								
Fused Disc Sw	100%			2026	\$15,500	5	\$200	
Wiring								
Braided Cloth	40%	2-4	\$11,500	2052	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	60%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$31,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : No Ground Wire Jumping The Water Meter.</i>								

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

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

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	
Lighting								
Interior Lighting Fluorescent	30%			2035	**	10	\$2,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
LED	70%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$1,200	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	80%			2027	\$31,600	10		
Incandescent	20%	4+	\$700	2027	\$6,700	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Rear</i>								
<i>Explanation : Halogen Fixtures</i>								
Alarm								
Security System								
Generic	100%			2035	**	1	\$3,800	
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$6,400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$75,500	2047	**	1	\$4,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor</i>								
Terminal Devices								
Air Handler	80%			2027	\$110,200	1	\$5,000	
Air Handler	20%			2032	**	1	\$1,300	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Split Unit	20%			2032	**			
No Component	80%							

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** 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2	\$10,500
	No Component	20%						
Terminal Devices								
	Air Handler/Dir Expansion	80%			2032	**	1	
	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	\$6,000	2	\$100
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : 1st Floor</i>				
				<i>Explanation : 50 Gallons</i>				
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : SAINT ALBANS BRANCH LIBRARY
Address : 191-05 LINDEN BLVD.
Borough : QUEENS **Agency's Number** : 53
Program / Asset # : QPL053.000 / 13312 **Yr Built/Renovated** : 1969 / 2004
Area Sq Ft : 7,062 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 29-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 11062 **Lot** : 24 **BIN** : 4238275

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$293,900
Interior Architecture	\$79,700	
Electrical		\$71,800
Mechanical		\$352,400
Total	\$79,700	\$718,100
Importance Code A		\$415,200
Importance Code B	\$79,700	\$302,800
Total	\$79,700	\$718,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$900			
Interior Architecture	\$300		\$3,700	\$1,100
Electrical	\$30,000	\$800	\$700	\$800
Mechanical	\$800	\$2,400	\$5,500	\$2,400
Total	\$31,900	\$3,200	\$9,900	\$4,300
Importance Code A	\$900	\$700		\$700
Importance Code B	\$31,100	\$2,500	\$9,900	\$3,100
Importance Code C				\$600
Total	\$31,900	\$3,200	\$9,900	\$4,300



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
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

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	80%			LIFE	**	5	\$10,700	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Metal Panel	5%			2044	**	5-10	\$4,600	
Window Wall	10%			2044	**	5	\$5,000	
Windows								
Aluminum	100%			2040	**	5	\$1,700	
Roof								
Modified Bitumen	100%			2024	\$293,900	10	\$20,900	
Interior								
Floors								
Carpet	70%			2025	\$97,800	3	\$11,100	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	20%			2032	**	3	\$1,100	
Interior Walls								
Ceramic Tile	5%			2033	**	5	\$1,100	
Concrete Masonry Unit	75%			LIFE	**	5	\$6,700	
Gypsum Board	20%			LIFE	**	5	\$2,700	
Ceilings								
AcousTileConcealSpLn	90%	2-4	\$79,700	2044	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Community Room, Area Near Main Entrance</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	

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%			2050	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	**	5	\$200	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	10%			2046	**	5		
Molded Case Bkrs	90%			2046	**	5	\$200	
Wiring								
Thermoplastic	100%			2050	**	1		

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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
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

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	Priority
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2041	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2024	\$65,900	10	\$5,800	
		<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	8%			2024	\$5,900	10	\$500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lighting</i>						
Incandescent	2%			2020	\$1,500	2		
Egress Lighting								
Exit, Service	50%			2024	\$500	1		
Exit, Battery	50%			2024	\$1,700	10	\$200	
Exterior Lighting								
HID	100%			2020	\$27,600	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$2,600	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Front Entrance And Inside</i>						
		<i>Explanation : CCTV Surveillance Camera And Intrusion Alarm</i>						
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$4,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Horn, Manual Pull Station And Smoke Detectors</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Radiant Heater	100%			2029	\$121,400	2	\$3,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Fan Room</i>						
		<i>Explanation : 4 Gas Fired Hot Water Heaters Mounted On Side Of Air Handler</i>						
Terminal Devices								
Air Handler	100%			2029	\$96,300	1	\$4,400	

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
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	\$58,100	1	\$3,300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Dir Expansion	100%			2029	\$76,600	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2029	\$13,800	2	\$4,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900	
Exhaust Fans								
Interior	50%			2029	\$12,200	2	\$100	
Roof	50%			2024	\$5,700	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,200	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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$93,000
Interior Architecture		\$168,200
Electrical		\$149,400
Total		\$410,500
Importance Code A		\$93,000
Importance Code B		\$317,500
Total		\$410,500

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$18,800			
Interior Architecture	\$5,100	\$1,500		\$200
Electrical	\$500	\$600	\$4,500	\$400
Mechanical	\$22,000	\$1,700	\$11,800	\$1,800
Total	\$46,300	\$3,700	\$16,300	\$2,400
Importance Code A	\$19,100	\$400	\$400	\$400
Importance Code B	\$27,200	\$3,200	\$15,900	\$2,000
Importance Code C		\$100		
Total	\$46,300	\$3,700	\$16,300	\$2,400



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

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : Panels Over Windows</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 40%</i>								
<i>Location : Base Of Exterior Wall</i>								
Concrete Masonry Unit	90%			LIFE	**	5	\$10,000	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Split Face Exposed Aggregate Blocks</i>								
<i>Explanation : Special CMU</i>								
Windows								
Aluminum	100%			2035	**	5	\$300	
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$2,200	
No Component	10%							
Roof								
Roll Roofing	100%	2-4	\$18,600	2026	\$93,000	5	\$18,100	
<i>Blisters, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Seams</i>								
Interior								
Floors								
Carpet	3%			2026	\$4,300	3	\$700	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	2%			2036	**	5	\$200	
Vinyl Tile	90%			2027	\$86,100	3	\$3,700	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$300	
Concrete Masonry Unit	95%			LIFE	**	5	\$2,100	
Ceilings								
AcousTileSusp.Lay-In	90%			2025	\$82,000	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.

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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
SEASIDE BRANCH LIBRARY
Asset # : 13313

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								
Not Accessible	100%							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	**	5	\$200	
Raceway								
Conduit	60%			2037	**	1		
Conduit	40%			2027	\$13,000	1		
Panelboards								
Molded Case Bkrs	70%			2035	**	5	\$100	
Molded Case Bkrs	30%			2026	\$4,600	5	\$100	
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	80%			2032	**	5		
Locally Mounted	20%			2025	\$3,100	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Connected To Main Water Pipe</i>						
Lighting								
Interior Lighting								
Fluorescent	95%			2027	\$71,500	10	\$6,300	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Incandescent	5%			2022	\$3,800	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : Downlighting</i>						
Egress Lighting								
Exit, Service	50%			2032	**	1		
Exit, Battery	50%			2032	**	10	\$200	
Exterior Lighting								
HID	100%			2027	\$28,400	10		
Alarm								
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$77,900	1-3	\$4,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		

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

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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+	\$19,800	2032	**	1	\$4,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
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	
<i>Leak Evident, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Heat Rejection								
Dry Cooler	100%			2032	**	2	\$5,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans								
Roof	100%			2027	\$11,700	2	\$200	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Electric	100%			2022	\$6,200	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1-30 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	95%							
Generic	5%			2032	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Boiler</i>								
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.

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Fire Suppression	Sprinkler							
	No Component	95%						
	Generic	5%			2047	**	1-2	\$100
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Over Book Return</i>								

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

Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$37,800	
Interior Architecture		\$70,900
Electrical		\$113,800
Mechanical		\$155,000
Total	\$37,800	\$339,700
Importance Code A	\$37,800	
Importance Code B		\$339,700
Total	\$37,800	\$339,700

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$31,200		\$1,200	
Interior Architecture		\$1,600		
Electrical	\$3,600	\$700	\$5,300	\$600
Mechanical	\$6,600	\$1,700	\$5,000	\$1,900
Total	\$41,400	\$4,000	\$11,500	\$2,500
Importance Code A	\$37,300	\$300	\$1,600	\$300
Importance Code B	\$4,100	\$3,300	\$9,900	\$2,200
Importance Code C		\$300		
Total	\$41,400	\$4,000	\$11,500	\$2,500



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

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

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	95%	Now	\$37,800	LIFE	**	5	\$12,100	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Steel Window Lintels Throughout</i>								
Window Wall	5%			2047	**	5	\$2,400	
Windows								
Aluminum	100%	Now	\$31,200	2052	**	5	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
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	\$70,900	3	\$3,000	
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	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			

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%			2037	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 800af/ 400at</i>								
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	\$4,600	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2032	**	5		
Ground								
Grounding Devices								
Generic	100%	2-4	\$3,000	LIFE	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Water Main</i>						
		<i>Explanation : Ground Wire Outer Jacket Is Corroded As Well As Connection To Ground Clamp.</i>						
Lighting								
Interior Lighting								
Fluorescent	29%			2032	**	10	\$1,700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Fluorescent	70%			2027	\$45,900	10	\$4,100	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
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	\$67,900	1-3	\$3,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	75%			2040	**	1	\$2,400	
Hot Water Boiler	25%	Now	\$5,900	2044	**	1	\$700	
		<i>Repairs In Progress, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$300	
		<i>Not Insulated, Extent : Light, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
Terminal Devices								
Air Handler	100%			2027	\$86,300	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.
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** 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Energy Source								
	Electricity	100%			2043	**	1	
Terminal Devices								
	Air Handler/Dir Expansion	100%			2027	\$68,700	1	
Heat Rejection								
	Air Cooled Condenser Unit	100%			2027	\$12,400	2	\$4,400
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500
Exhaust Fans								
	Roof	100%			2027	\$10,200	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2047	**	1	
Water Heater								
	Gas Fired	100%			2022	\$3,700	2	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 30 Gallons</i>							
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2027	\$900	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.

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a 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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$81,000
Total		\$81,000
Importance Code A		\$81,000
Total		\$81,000

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture			\$4,400	\$2,300
Interior Architecture	\$12,000	\$6,800		\$3,300
Electrical	\$400	\$300	\$10,800	\$500
Mechanical	\$1,100	\$900	\$3,200	\$1,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$17,400	\$12,000	\$22,300	\$11,200
Importance Code A	\$700	\$700	\$5,100	\$3,000
Importance Code B	\$16,700	\$10,900	\$17,200	\$8,200
Importance Code C		\$300		
Total	\$17,400	\$12,000	\$22,300	\$11,200



*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
SOUTH JAMAICA BRANCH LIBRARY

Asset # : 13394

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	\$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	\$86,200	3	\$13,000	
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		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%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>								
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.
Maintenance \$ are aggregated over a 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

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								
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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2032	**	10	\$1,300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
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	\$8,600	2	\$200
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2032	**	4	\$500
	Sewage Ejector(s)							
	Electric	100%			2035	**	4	\$600
	Backflow Preventer							
	No Component	40%						
	Generic	60%			2035	**	1	\$500
	<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
	<i>Location : Fire Main And Boiler Feed</i>							
	<i>Explanation : Partial</i>							
	Fixtures							
	Generic	100%						
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 1st Floor</i>							
	<i>Explanation : One Unit</i>							
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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : SOUTH OZONE PARK BRANCH LIBRARY
Address : 128-16 ROCKAWAY BLVD.
Borough : QUEENS **Agency's Number** : SZ
Program / Asset # : QPL0S57.000 / 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 2020 - 2023	FY 2024 - 2029
Electrical	\$75,400	
Mechanical		\$70,800
Total	\$75,400	\$70,800
Importance Code B	\$75,400	\$70,800
Total	\$75,400	\$70,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$67,600		\$1,300	
Interior Architecture	\$108,000	\$500		\$4,200
Electrical	\$400	\$400	\$24,700	\$400
Mechanical	\$3,000	\$1,100	\$26,900	\$1,300
Total	\$179,100	\$2,000	\$52,900	\$5,900
Importance Code A	\$68,000	\$400	\$1,800	\$400
Importance Code B	\$111,100	\$1,400	\$51,100	\$5,500
Importance Code C		\$200		
Total	\$179,100	\$2,000	\$52,900	\$5,900



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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY

Asset # : 13315

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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$32,600	LIFE	**	5	\$10,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest And Northeast Corners Near Entrance</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northwest And Northeast Corners Near Entrance</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Northwest And Northeast Corners Near Entrance</i>								
<i>Explanation : Safety Netting Applied To Areas Where Masonry Is Delaminating</i>								
Metal Coiling Doors	10%			2040	**	5	\$3,800	
Window Wall	5%			2037	**	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Windows								
Aluminum	75%			2035	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Glass Block	25%	2-4	\$2,500	LIFE	**	5	\$200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : At Clerestory</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : At Clerestory</i>								
<i>Explanation : Perimeter Caulking Recently Replaced.</i>								
Parapets								
Masonry: Brick	90%			LIFE	**	5	\$1,400	
Metal Panel	5%			2047	**	5	\$300	
Slate	5%	0-2	\$200	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$30,000	2032	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Section Of Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof Located On North Side Of Clerestory</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Community Room, Computer Area, Reading And Work Areas</i>								
<i>Other Observation, Extent : Light, Area Affected : 2%</i>								
<i>Location : East Side Of Clerestory</i>								
<i>Explanation : Metal Cap Flashing Missing On One Side Of Clerestory</i>								

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	70%	Now	\$102,800	2029	\$102,800	3	\$11,700	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Reading Area</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceramic Tile	5%			2036	**	5	\$600	
Vinyl Tile	25%			2032	**	3	\$1,400	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$400	
Concrete Masonry Unit	85%			LIFE	**	5	\$2,800	
Plaster	10%			LIFE	**	5	\$200	
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Clerestory</i>								
Ceilings								
AcousTileSusp.Lay-In	85%			2040	**	5	\$9,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Community Room, Computer Area, Reading And Work Areas</i>								
Exposed Struc: Steel	5%			LIFE	**			
Plaster	10%			LIFE	**	5	\$700	

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	\$1,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : 400a, 208/120v</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$33,500	5	\$200	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Fused Disc Sw	30%			2035	**	5	\$100	
Molded Case Bkrs	50%			2026	\$7,700	5	\$100	
Molded Case Bkrs	20%			2035	**	5		
Wiring								
Thermoplastic	100%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$15,600	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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 \$75,400 10 \$6,700
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : T12 Lamps

Incandescent

2% 2022 \$1,500 2

Egress Lighting

Emergency, Battery

50% 2027 \$5,200 10 \$900

Emergency, Battery

50% 2027 \$5,200 10 \$900

Exterior Lighting

HID

10% 2032 * * 10

LED

40% 2027 \$13,300

No Component

50%

Alarm

Security System

Generic

100% 2035 * * 1 \$2,800

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 2022 \$15,900 1-3 \$900

Mechanical

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

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 \$70,800 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Exterior Pkg Unit - Cooling	30%			2032	**	2	\$100
	No Component	70%						
Terminal Devices								
	Air Handler/Cool/Ht	70%			2022	\$17,000	1	\$3,200
	No Component	30%						
Heat Rejection								
	Air Cooled Condenser Unit	70%			2022	\$3,000	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
	<i>Broken, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Toilet Exhaust</i>							
	<i>Unit Inoperable, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Toilet Exhaust</i>							
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2047	**	1	
Water Heater								
	Gas Fired	100%			2022	\$4,400	2	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : 30 Gallon</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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

Asset Name : STEINWAY BRANCH LIBRARY
Address : 21-45 31ST ST.
Borough : QUEENS **Agency's Number** : S
Program / Asset # : QPLOS58.000 / 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 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$171,100
Electrical	\$42,100	\$111,500
Mechanical		\$188,700
Total	\$42,100	\$471,200
Importance Code A		\$171,100
Importance Code B	\$42,100	\$300,200
Total	\$42,100	\$471,200

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$2,100			
Interior Architecture		\$5,200	\$900	
Electrical	\$19,400	\$900	\$800	\$10,600
Mechanical	\$2,100	\$1,100	\$2,400	\$1,100
Total	\$23,500	\$7,200	\$4,200	\$11,700
Importance Code A	\$2,600	\$500	\$500	\$700
Importance Code B	\$20,900	\$6,700	\$3,000	\$11,100
Importance Code C			\$600	
Total	\$23,500	\$7,200	\$4,200	\$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
STEINWAY BRANCH LIBRARY
Asset # : 13316

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	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	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%			2028	\$171,100	10	\$12,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	60%			2027	\$127,600	3	\$14,500	
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	\$1,200	
Vinyl Tile 9" X 9"	2%			2028	\$3,700	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		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	10%			2028	\$200	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amperes Main Disconnect Switch For Emergency</i>								
Molded Case Bkrs	90%			2028	\$1,400	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$33,500	5	\$300	
Raceway								
Conduit	90%			2028	\$29,200	1		
Conduit	10%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$800	5		
Molded Case Bkrs	85%			2027	\$13,200	5	\$200	
Molded Case Bkrs	10%			2044	**	5		
Wiring								
Braided Cloth	65%	2-4	\$18,700	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2028	\$8,600	1		
Thermoplastic	5%			2048	**	1		
Motor Controllers								
Locally Mounted	80%			2041	**	5	\$100	
Locally Mounted	20%			2026	\$6,300	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	95%			2028	\$105,900	10	\$9,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Ballast & Bulb Is New But The Fixtures Are Old</i>								
Fluorescent	5%			2028	\$5,600	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircase Landings</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2023	\$7,500	10	\$1,300	
Exit, Service	50%			2023	\$800	1		
Exterior Lighting								
HID	100%			2023	\$42,100	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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	\$4,600	

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

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	\$800	

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	\$104,500	2	\$500	

R-22 Refrigerant, Extent : Light, Area Affected : 80%

Location : Roof

Split Unit	20%			2028	\$44,500			
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Terminal Devices								
Fan Coil - 2 Pipe	20%			2028	\$39,700	1	\$700	
No Component	80%							

Heat Rejection								
Dry Cooler	20%			2028	\$11,300	2	\$1,500	
No Component	80%							

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	

Exhaust Fans								
Roof	100%			2028	\$17,300	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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater Gas Fired	100%			2028	\$6,400	2	\$200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2028	\$3,000	4	\$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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 : 25-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 173 **Lot** : 16 **BIN** : 4002111

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$56,700	\$283,700
Mechanical		\$195,200
Total	\$56,700	\$478,800
Importance Code A	\$56,700	\$283,700
Importance Code B		\$195,200
Total	\$56,700	\$478,800

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$4,300			
Interior Architecture	\$1,000		\$7,100	\$1,000
Electrical	\$900	\$900	\$9,000	\$900
Mechanical	\$1,100	\$1,100	\$1,500	\$5,800
Total	\$7,300	\$2,000	\$17,600	\$7,700
Importance Code A	\$4,700	\$400	\$400	\$400
Importance Code B	\$2,600	\$1,600	\$17,200	\$7,300
Importance Code C				
Total	\$7,300	\$2,000	\$17,600	\$7,700



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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

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	80%			LIFE	**	5	\$8,800	
Window Wall	20%			2050	**	5	\$8,200	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	100%			2040	**	5	\$500	
Roof								
Modified Bitumen	90%	Now	\$56,700	2024	\$283,700			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%			2044	**	10	\$7,500	
Interior								
Floors								
Carpet	25%			2025	\$39,500	3	\$4,500	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	3%			2037	**	5	\$400	
Vinyl Tile	67%			2032	**	3	\$4,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$1,400	
Glass: Single Pane	5%			LIFE	**	5	\$300	
Gypsum Board	45%			LIFE	**	5	\$1,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	90%			2037	**	5	\$10,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	

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%			2024	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	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
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

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								
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Molded Case Bkrs	100%			2046	**	5	\$200	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	80%			2032	**	10	\$5,900	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Fluorescent	10%			2032	**	10	\$700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	10%			2032	**	10	\$700	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bookcase Area</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,000	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2024		10	\$31,300	
Alarm								
Security System								
Generic	100%			2032	**	1	\$3,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detector</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2041	**	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$600	
Terminal Devices Air Handler	90%			2029	\$98,100	1	\$4,500	
Convector/Radiator	10%			2037	**	1	\$300	
Air Conditioning								
Energy Source Electricity	100%			2046	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2029	\$97,100	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
Exhaust Fans Interior	50%			2029	\$13,800	2	\$100	
Roof	50%			2029	\$6,400	2	\$100	
Plumbing								
H/C Water Piping Brass/Copper	100%			2050	**	1		
Water Heater Gas Fired	100%			2023	\$4,700	2	\$100	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2029	\$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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 : 07-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4717 **Lot** : 25 **BIN** : 4107201

CAPITAL	FY 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$98,100
Interior Architecture	\$161,000	
Electrical	\$72,600	\$82,800
Mechanical	\$151,900	\$135,400
Total	\$385,500	\$316,400
Importance Code A		\$153,200
Importance Code B	\$385,500	\$163,200
Total	\$385,500	\$316,400

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$58,600			
Interior Architecture			\$300	\$1,400
Electrical	\$24,500	\$700	\$700	\$14,800
Mechanical	\$2,100	\$800	\$6,900	\$800
Total	\$85,200	\$1,500	\$7,800	\$17,100
Importance Code A	\$58,900	\$400	\$400	\$400
Importance Code B	\$26,300	\$1,100	\$7,500	\$16,700
Importance Code C				
Total	\$85,200	\$1,500	\$7,800	\$17,100



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
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$11,900	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Temporary Support In Place</i>								
Masonry: Brick	90%			LIFE	**	5	\$6,100	
Windows								
Aluminum	100%			2040	**	5	\$1,500	
Parapets								
Metal Security Bars	20%			2039	**			
No Component	80%							
Roof								
Built-Up (BUR)	10%	Now	\$33,600	2034	**			
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flat Section Over Main Entry</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Entry</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Main Entry</i>								
Metal Panel	60%			2037	**	10	\$26,300	
Roll Roofing	10%			2020		5	\$4,000	
Single Ply Membrane	20%			2029		10	\$4,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2033	**	5	\$600	
Vinyl Tile	85%	Now	\$82,500	2034	**	3	\$3,500	
<i>Split/Cracked, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : 9x9 Tiles</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$1,700	
Glass: Single Pane	10%			LIFE	**	5	\$600	
Masonry: Brick	30%			LIFE	**			
Plaster	10%			LIFE	**	5	\$200	

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

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

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

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	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	85%	Now	\$78,500	2044	**	5	\$5,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2037	**	5	\$600	
Exposed Concrete	10%			LIFE	**	5	\$200	

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	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Ratings Available</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$33,500	5	\$200	
Raceway								
Conduit	90%			2024	\$29,200	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	90%			2023	\$13,900	5	\$200	
Molded Case Bkrs	5%			2040	**	5		
Wiring								
Braided Cloth	60%	2-4	\$17,200	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Thermoplastic	30%			2034	**	1		
Thermoplastic	10%			2044	**	1		

Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	95%			2020	\$72,600	10	\$6,400	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$3,800	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bookcase Section</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

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	

Lighting

Egress Lighting								
Emergency, Service	50%			2029	\$1,900	1		
Exit, Service	50%			2029	\$500	1		
Exterior Lighting								
HID	100%			2024	\$28,800	10		

Alarm

Security System								
Generic	100%			2029	\$23,100	1	\$2,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>						
Fire/Smoke Detection								
Generic	100%			2029	\$79,000	1-3	\$4,700	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>						

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

Heating

Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	\$55,100	1	\$3,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$500	
Terminal Devices								
Air Handler	80%			2024	\$80,400	1	\$3,600	
Convactor/Radiator	20%			2029	\$7,600	1	\$500	

Air Conditioning

Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2022	\$151,900	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Mechanical Room</i>						
Heat Rejection								
Air Cooled Condenser Unit	100%			2024	\$14,400	2	\$5,100	

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
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
Exhaust Fans								
Roof	100%			2024	\$11,900	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$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 : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 : 09-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7772 **Lot** : 1 **BIN** : 4164306

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture		\$1,200		
Interior Architecture	\$300	\$5,300	\$3,300	\$300
Electrical	\$800	\$700	\$7,100	\$700
Mechanical	\$600	\$300	\$4,700	\$300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$5,600	\$11,400	\$19,100	\$5,300
Importance Code A	\$300	\$1,500	\$300	\$300
Importance Code B	\$5,300	\$9,900	\$18,700	\$4,900
Importance Code C				
Total	\$5,600	\$11,400	\$19,100	\$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
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

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	\$9,400	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Fieldstone	20%			LIFE	**	5	\$2,000	
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
Window Wall	7%			2044	**	5	\$3,500	
Windows								
Aluminum	100%			2046	**	5	\$2,400	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$800	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$300	
Roof								
Modified Bitumen	98%			2034	**	10	\$9,300	
Skylight, Metal/Glass	2%			2034	**	10	\$600	
Interior								
Floors								
Carpet	65%			2025	\$81,000	3	\$9,200	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
Ceramic Tile	5%			2037	**	5	\$500	
Vinyl Tile	25%			2032	**	3	\$1,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Gypsum Board	80%			LIFE	**	5	\$6,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5	\$400	
Ceilings								
AcousTileConcealSpLn	90%			2041	**	5	\$10,600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5	\$600	

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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		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%			2050	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	**	5	\$200	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Molded Case Bkrs	100%			2046	**	5	\$200	
Wiring								
Thermoplastic	100%			2050	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2032	**	10	\$5,200	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2032	**	10	\$600	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$800	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	100%			2032	**	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$2,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors</i>								

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

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
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
	Energy Source							
	Natural Gas	100%		2034	**	1		
	Conversion Equipment							
	Furnace	100%		2032	**	1	\$3,100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
	<i>Explanation : 1 Roof Top Package Unit</i>							
Air Conditioning								
	Energy Source							
	Electricity	100%		2040	**	1		
	Conversion Equipment							
	Ext Pkg Unit - Heating/Cooling	100%		2032	**	2	\$400	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1 Unit On Roof</i>							
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	**	2-5	\$3,500	
	Exhaust Fans							
	Roof	100%		2032	**	2	\$200	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2044	**	1		
	Water Heater							
	Gas Fired	100%		2022	\$3,700	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	**	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	**	1		
	Sewage Ejector(s)							
	Electric	100%		2032	**	4	\$400	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement To 1st Floor</i>							
	<i>Explanation : 1 Unit</i>							

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

Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture		\$171,900
Interior Architecture		\$37,800
Electrical	\$80,900	\$56,700
Mechanical		\$305,400
Total	\$80,900	\$571,900
Importance Code A		\$171,900
Importance Code B	\$80,900	\$400,000
Total	\$80,900	\$571,900

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$33,400			
Interior Architecture	\$8,200	\$1,600	\$500	\$2,700
Electrical	\$7,800	\$800	\$17,500	\$600
Mechanical	\$20,700	\$2,600	\$4,900	\$2,600
Total	\$70,100	\$5,000	\$22,900	\$5,900
Importance Code A	\$34,300	\$900	\$1,000	\$900
Importance Code B	\$31,100	\$3,300	\$21,900	\$5,000
Importance Code C	\$4,700	\$800		
Total	\$70,100	\$5,000	\$22,900	\$5,900



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

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	
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	\$9,500	LIFE	**	5	\$2,800	
								<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Upper Roof</i>
								<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>
								<i>Location : Upper Roof</i>
								<i>Explanation : Covered With Temporary Waterproof Membrane</i>
Masonry: Brick	90%	Now	\$19,400	LIFE	**	5	\$3,200	
								<i>Other Observation, Extent : Moderate, Area Affected : 15%</i>
								<i>Location : Between Lower And Upper Roof</i>
								<i>Explanation : Covered With Temporary Waterproof Membrane</i>
Roof								
Modified Bitumen	100%	4+	\$3,400	2027			\$171,900	
								<i>Alligatoring, Extent : Light, Area Affected : 50%</i>
								<i>Location : Throughout</i>
Interior								
Floors								
Carpet	35%			2026			\$61,400	3
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	\$1,700	
Vinyl Tile 9" X 9"	25%			2027			\$37,800	3
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$700	
Plaster	85%	4+	\$4,700	LIFE	**	5	\$8,500	
								<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>
								<i>Location : Staff Bathroom In Basement</i>
								<i>Water Penetration, Extent : Light, Area Affected : 10%</i>
								<i>Location : Staff Bathroom In Basement</i>
Wood	5%			LIFE	**	5	\$6,700	
Ceilings								
Gypsum Board	80%			LIFE	**	5	\$13,300	
Plaster	20%	4+	\$700	LIFE	**	5	\$1,700	
								<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>
								<i>Location : Staff Bathroom In Basement</i>
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	**			
Electrical								
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	\$1,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Electrical Room</i>								
<i>Explanation : Rating Is Not Available</i>								
Raceway								
Conduit	95%			2027	\$30,800	1		
Conduit	5%			2037	**	1		
Panelboards								
Molded Case Bkrs	90%			2026	\$13,900	5	\$200	
Molded Case Bkrs	10%			2035	**	5		
Wiring								
Braided Cloth	25%	2-4	\$7,200	2052	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	75%			2037	**	1		
Motor Controllers								
Locally Mounted	100%			2025	\$15,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : There Is No Ground Wire Jumper At The Water Meter.</i>								
Lighting								
Interior Lighting								
Fluorescent	88%			2022	\$80,900	10	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	10%			2027	\$9,200	10	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	2%			2027	\$1,300	10		
Egress Lighting								
Emergency, Battery	50%			2022	\$6,200	10	\$1,100	
Exit, Battery	50%			2022	\$2,100	10	\$300	

Alarm

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QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

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	

Alarm

Security System								
Generic	100%			2027	\$27,800	1	\$3,300	
Fire/Smoke Detection								
No Component	50%							
Generic, Digital	50%			2027	\$47,500	1-3	\$2,700	

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

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	\$15,300	2025	\$305,400	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	\$17,300	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	

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QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Roof	100%	Now	\$4,300	2037	**	2	\$200
		<i>Broken, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Plumbing								
	H/C Water Piping							
	Brass/Copper	10%			2047	**	1	
	Galvanized Steel	90%			2032	**	1	
	Water Heater							
	Gas Fired	100%			2025	\$5,200	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%						

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Print Date : 17-Sep-2018

QUEENS PUBLIC LIBRARY - FY 2019

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 2020 - 2023	FY 2024 - 2029
Exterior Architecture	\$181,700	\$102,400
Interior Architecture		\$31,800
Electrical	\$6,200	\$203,600
Mechanical		\$146,300
Total	\$188,000	\$484,100
Importance Code A	\$181,700	\$102,400
Importance Code B	\$6,200	\$381,700
Total	\$188,000	\$484,100

EXPENSE	FY 2020	FY 2021	FY 2022	FY 2023
Exterior Architecture	\$20,700	\$2,600		\$100
Interior Architecture	\$97,700	\$1,100	\$1,500	\$3,600
Electrical	\$9,700	\$1,400	\$1,200	\$3,500
Mechanical	\$13,300	\$1,300	\$2,300	\$8,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$145,400	\$10,400	\$8,900	\$19,500
Importance Code A	\$21,700	\$3,600	\$1,000	\$1,200
Importance Code B	\$122,700	\$6,800	\$7,400	\$18,300
Importance Code C	\$1,000		\$600	
Total	\$145,400	\$10,400	\$8,900	\$19,500



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QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

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	85%	Now	\$93,400	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade, Near Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$88,300	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice And Horizontal Bands</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cornice</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Coping Covered With Metal</i>								
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	\$20,500	2028	\$102,400			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Staff Restroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Staff Restroom</i>								
Soffits								
Masonry: Limestone	100%	4+	\$200	LIFE	**	5		
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : 55 Street</i>								

Interior

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QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	40%	Now	\$95,400	2030	**	3	\$10,800	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2037	**	5	\$900	
Vinyl Tile	30%			2036	**	3	\$2,000	
Vinyl Tile	20%			2028	\$31,800	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	\$1,000	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room And Staff Restroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room And Staff Restroom</i>								
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		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
WOODSIDE BRANCH LIBRARY
Asset # : 13322

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%			2028	\$1,500	5	\$300
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Rated At 400 Amperes</i>								
<hr/>								
Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$33,500	5	\$300
<hr/>								
Raceway								
	Conduit	50%			2028	\$16,200	1	
	Conduit	50%			2048	**	1	
<hr/>								
Panelboards								
	Fused Disc Sw	10%			2044	**	5	
	Molded Case Bkrs	50%			2044	**	5	\$200
	Molded Case Bkrs	40%			2027	\$6,200	5	\$100
<hr/>								
Wiring								
	Braided Cloth	30%	2-4	\$8,600	2053	**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
	Thermoplastic	70%			2048	**	1	
<hr/>								
Ground								
Grounding Devices								
	Generic	100%			LIFE	**	5	\$200
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Metal Water Pipe</i>								
<hr/>								
Lighting								
Interior Lighting								
	Fluorescent	95%			2028	\$118,700	10	\$10,500
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
	Fluorescent	5%			2023	\$6,200	10	\$600
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<hr/>								
Egress Lighting								
	Emergency, Battery	50%			2033	**	10	\$1,500
	Exit, Service	50%			2033	**	1	
<hr/>								
Exterior Lighting								
	HID	100%			2028	\$47,100	10	
<hr/>								
Alarm								
Security System								
	Generic	100%			2028	\$37,800	1	\$4,500
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Outside And Inside</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>								

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QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

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	

Alarm

Fire/Smoke Detection
Generic, Analog

100% 2033 * * 1-3 \$7,400

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

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 Roof Top 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
Piping/Pmp

60% Now \$11,900 2038 * * 4 \$400

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 \$146,300 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
	H/C Water Piping Brass/Copper	100%		2038	**	1		
	Water Heater Gas Fired	100%		2023	\$7,100	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	\$400	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Gearless Traction	100%		LIFE	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1, Mezzanine, 2</i>							
	<i>Explanation : 1 Unit</i>							

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