Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : ARVERNE BRANCH LIBRARY

Address : 312 BEACH 54 STREET

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 5,000 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 07-Feb-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 15890 Lot : 18 BIN : 4301922

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$91,700	
Total	\$91,700	
Importance Code A	\$91,700	
Total	\$91,700	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$15,600			
Interior Architecture	\$16,300		\$2,700	\$700
Electrical	\$400	\$400	\$600	\$400
Mechanical	\$1,900	\$400	\$600	\$400
Total	\$34,100	\$800	\$3,900	\$1,500
Importance Code A	\$15,800	\$200	\$200	\$200
Importance Code B	\$4,700	\$500	\$3,700	\$900
Importance Code C	\$13,600			\$300
Total	\$34,100	\$800	\$3,900	\$1,500



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

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

Asset #: 14216

rchitecture	Current Repair	Future Replacement	Maintenance		
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Cast in Place Concrete	1%	LIFE **	5	\$1,800	
	Cracking/Crumbling, Extent: Light, A	rea Affected : 1%			
	Location: Center Of Curb	ACC4-1. 1000/			
	Other Observation, Extent : Light, Area Location : Front Facade	а Ајјества : 100%			
	Explanation: Window Wall Curb				
G + G + /T - G +				Φ 2.7 00	
Cast Stone/Terra Cotta	1% Other Observation, Extent: Light, Area	LIFE	5	\$2,700	
	Location : Side Facade	i Ajjecieu . 10076			
	Explanation: Window Sills				
Masanury Duials	80% Now \$91,700	LIFE **	5	\$14,000	
Masonry: Brick	Joint Mortar Miss/Erod, Extent: Sever		3	\$14,000	
	Location: Rear Facade, Front Facad				
	Spalling, Extent: Moderate, Area Affect				
	Location: North Facade Below Wina				
	Vertical Cracks, Extent: Light, Area A				
	Location : Rear At Southeast Corner	<i>y</i>			
Metal Panel	3%	2051 **	5-10	\$3,600	
Stucco Cement	10%	2036 **	5	\$4,400	
	Other Observation, Extent : Light, Area	a Affected : 50%			
	Location : Rear Racade				
	Explanation: Cement				
Window Wall	5%	2051 **	5	\$3,300	
Windows					
Aluminum	100%	2047 **	5	\$1,900	
Parapets			_		
Masonry: Brick	60% Now \$3,200	LIFE **	5	\$1,000	
	Joint Mortar Miss/Erod, Extent: Sever	e, Area Affected : 5%			
16 - 1D - 1	Location : Front Facade	2051 **		Φ2 (00	
Metal Panel	40%	2051 **	5	\$2,600	
Roof	050/ 2.4 97.400	2026 **			
Modified Bitumen	95% 2-4 \$7,600 Ponding, Extent: Moderate, Area Affec	2030			
	Location: Main Roof	nea . 25/0			
Modified Diame	-	2026 **			1
Modified Bitumen	5% Now \$1,600 Ponding, Extent: Severe, Area Affected	2030			1
	Location: Roof At Soffit	v. 100/0			
Soffits	200min . 100g In Doggie				
Metal Panel	100%	2051 **	5-10	\$4,000	
erior		=	2 10	Ψ1,000	

Interior

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

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

Asset #: 14216

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	60%			2030	\$67,500	3	\$7,300	
Cast in Place Concrete	5%		\$500	LIFE	* *	5	\$900	
		-	: Moderate, Area		: 50%			
	Location	: Rear Sto	rage At Roof Hatch	i				
Ceramic Tile	10%			2040	* *	5	\$800	
Vinyl Tile	25%			2036	* *	3	\$800	
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$700	
Glass: Single Pane	10%			LIFE	* *	5	\$2,000	
Gypsum Board	85%			LIFE	* *	5-10	\$19,500	
Ceilings								
AcousTileConcealSpLn	95%	4+	\$1,400	2044	* *	5	\$4,800	
_	0	_	Extent : Moderate r Help Desk	, Area Ą	ffected : 2%			
Gypsum Board	5%			LIFE	* *	5-10	\$1,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2066	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2044	* *			

Electrical	Current Repa	air Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2041	* *	5		
	Other Observation, Exten	t : Light, Area Affected : 100	%			
	Location : Electrical Ro	oom				
	Explanation: Main Ser	vice Disconnect Switch Ratea	At 400 Ampe	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2041	* *	5	\$100	
Raceway						
Conduit	100%	2041	* *	1		
Panelboards						
Molded Case Bkrs	100%	2039	* *	5	\$100	
Wiring						
Thermoplastic	100%	2041	* *	1		
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						

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

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

Asset #: 14216

Electrical	Current Repair	Current Repair Future Replace			aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting							
Interior Lighting							
Fluorescent	20%	2036	**	10	\$900		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location : Bookcase Area						
	Explanation: T-8 Lamps	• • • • •		10			
Fluorescent	10%	2036	**	10	\$500		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Reading Areas	. 1.					
	Explanation: Compact Fluorescent L		* *				
LED	70%	2036					
	Other Observation, Extent: Light, Area	Affected	: 100%				
	Location: Reading Areas, Offices						
Earnaga Lighting	Explanation : Led Lights						
Egress Lighting Emergency, Battery	50%	2036	* *	10	\$600		
Exit, LED	50%	2059	* *	10	\$000		
Exterior Lighting	3070	2039		1			
Fluorescent	15%	2036	* *	10	\$100		
Tuoreseem	Other Observation, Extent : Light, Area Location : Front		: 100%	10	Ψ100		
	Explanation: Compact Fluorescent L.	ights					
HID	15%	2036	* *	10			
No Component	70%	2030		10			
Alarm	, 0, 0						
Security System							
No Component	30%						
Generic	70%	2036	* *	1	\$1,300		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Reading Areas, Outside Pe	rimeter					
	Explanation: CCTV Surveillance Can	neras					
Fire/Smoke Detection							
Generic, Analog	100%	2036	* *	1-3	\$3,100		
	Other Observation, Extent : Light, Area	Affected	: 100%				
	Location: Throughout The Building						
	Explanation : Strobe Lights, Manual I	Pull Statio	ons, Alarm Bells, S	Smoke De	etectors And Horns		

Mechanical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2057	* *	1		
	Recent Installation, Extent: Light, Ar	ea Affected : 1009	%			
	Location: 1st Floor					

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

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

Asset #: 14216

Mechanical	Current Rep	air Future Repl	acement	Maintenance			
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Conversion Equipment							
Furnace	100%	2039	**	1	\$2,500		
	Uther Observation, Exter	nt : Light, Area Affected : 100%	% 0				
	Explanation: 1 Rooftop	n Unit					
Air Conditioning	Explanation . 1 Roojiop	7 Onii					
Energy Source							
Electricity	100%	2053	* *	1			
Conversion Equipment							
Ext Pkg Unit -	100%	2039	* *	2	\$300		
Heating/Cooling							
		nt : Light, Area Affected : 100%	%				
	Location: Roof	407					
Ventilation	Explanation: 1 Unit. R	-40/C					
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,400		
		Extent : Light, Area Affected :	100%		, ,		
	Location: Throughout						
Exhaust Fans							
Roof	100%	2039	* *	2	\$200		
Plumbing							
H/C Water Piping	100%	2057	* *	1			
Brass/Copper Water Heater	10070	2057		1			
Gas Fired	100%	2029	\$3,100	2	\$100		
Gus I II Gu		nt : Light, Area Affected : 1009		_	Ψ100		
	Location: Mechanical						
	Explanation: One 40 (Gallon Water Heater Recently I	Installed				
Sanitary Piping							
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	1000/	LIDE	ala di				
Cast Iron	100%	LIFE	* *	1			
Fixtures Generic	100%						
Fire Suppression	10070						
Sprinkler							
No Component	95%						
Generic	5%	2051	* *	1-2	\$100		

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

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : ASTORIA BRANCH LIBRARY

Address : 14-01 ASTORIA BLVD.

Borough : QUEENS Agency's Number : A

Area Sq Ft : 7,107 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 06-Dec-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 540 Lot : 30 BIN : 4006113

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$86,100	
Electrical		\$35,000
Mechanical	\$153,400	\$81,100
Total	\$239,500	\$116,100
Importance Code A	\$86,100	
Importance Code B	\$153,400	\$116,100
Total	\$239,500	\$116,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$8,600			
Interior Architecture	\$26,900	\$3,900	\$500	\$300
Electrical	\$15,600	\$700	\$600	\$700
Mechanical	\$5,000	\$800	\$2,400	\$30,900
Total	\$56,100	\$5,400	\$3,400	\$31,900
Importance Code A	\$9,000	\$400	\$400	\$400
Importance Code B	\$44,700	\$5,000	\$2,900	\$31,500
Importance Code C	\$2,400		\$200	
Total	\$56,100	\$5,400	\$3,400	\$31,900



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.

Asset #: 13274

Architecture	Current Repair Future		Replacement	Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	550/ N	Φ0.6.1.0.0 T.T.D.E.	* *	_	012.2 00	
Masonry: Brick	75% Now	\$86,100 LIFE		5	\$13,200	
	Joint Mortar Miss/Erod, E. Location : East Facade	xtent : Moaerate, Area	Affectea : 50%			
	Vertical Cracks, Extent : M	Moderate Area Affectes	d · 10%			
	Location: West Facade	поистине, ятей язуесней	i . 10/0			
Masonry: Limestone	5%	LIFE	* *	5	\$700	
Metal Panel	15% Now	\$4,100 2040	* *	5	\$4,900	
Wetter Fairer	Broken/Missing Elements,		ea Affected : 20%	J	Ψ1,200	
	Location : At Eaves	•	33			
	Deformed/Dented, Extent :	Moderate, Area Affec	ted : 25%			
	Location : At Eaves					
Stucco Cement	5% Now	\$2,800 2035	* *	5	\$1,100	
	Cracking/Crumbling, Exte	nt : Moderate, Area A <u>f</u>	fected : 25%			
	Location: At Foundation	On East Facade				
Windows	1000/	2016	ate ate	_	00.000	
Aluminum	100%	2046	* *	5	\$2,300	
Roof	1000/	LIEE	* *			
Slate Soffits	100%	LIFE				
Metal Panel	100% 4+	\$1,800 2050	* *	5	\$4,200	
Wietai i anci	Deformed/Dented, Extent :	. ,	ted : 10%	3	Ψ1,200	
	Location : Eaves Of Roop					
Interior	·	-				
Floors						
Carpet	65%	2029	\$95,600	3	\$10,400	
Ceramic Tile	5%	2039	* *	5	\$500	
Quarry Tile	5%	2043	* *	5	\$800	
Vinyl Tile	25% Now	\$24,500 2040	**	3	\$1,000	
	Worn/Eroded, Extent : Mo Location : Basement	derate, Area Affected :	23%			
Interior Walls	Location . Dasement					
Ceramic Tile	3%	2039	* *	5	\$400	
Gypsum Board	10% Now	\$1,200 LIFE	* *	5	\$800	
Сурвин Войги	Cracking/Crumbling, Exter		ted : 25%	J	4000	
	Location : Air Condition					
	Water Penetration, Extent	: Severe, Area Affected	d : 25%			
	Location: Air Conditions	er Room In Basement				
Plaster	10% Now	\$1,200 LIFE	* *	5	\$400	
	Cracking/Crumbling, Exte	nt : Severe, Area Affec	ted : 25%			
	Location: Basement Stor	age Room				
	Water Penetration, Extent	•••	d : 25%			
	Location : Basement Stor	rage Room				
Plaster	77%	LIFE	* *	5	\$3,200	
Ceilings						
Plaster	100%	LIFE	* *	5	\$6,600	

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

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

Asset #: 13274

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates							
Iron Picket	100%		2065	* *			
Free Standing Walls							
Concrete Masonry Unit	100%		2050	* *			
Retaining Walls							
Cast in Place Concrete	10%		2065	* *			
Masonry: Brick	90%		2050	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2043	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2035	* *			
Activity Yard							
Cast in Place Concrete	100%		2035	* *			

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2030	\$1,600	5	\$200	
	Other Obse	rvation, Extent : Light, Area	Affected	! : 100%			
	Location	: Electrical Room					
	Explanati	on : No Available Nameplate	Rating	Capacity			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2030	\$35,000	5	\$200	
Raceway							
Conduit	90%		2030	\$30,600	1		
Conduit	10%		2056	* *	1		
Panelboards							
Fused Disc Sw	20%		2052	* *	5		
Molded Case Bkrs	30%		2029	\$4,900	5	\$100	
Molded Case Bkrs	50%		2038	* *	5	\$100	
Wiring							
Braided Cloth	50%	2-4 \$15,000	2055	* *	1		
	Insulation 2	Aged, Extent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Throughout The Building					
Thermoplastic	40%		2040	* *	1		
Thermoplastic	10%		2056	* *	1		
Motor Controllers							
Locally Mounted	100%		2047	* *	5		
Ground							
Grounding Devices							
Not Accessible	100%						

Lighting

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

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

Asset #: 13274

Electrical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
LED	100%		2038	* *			
Egress Lighting							
Emergency, Battery	50%		2038	* *	10	\$900	
Exit, Service	50%		2038	* *	1		
Exterior Lighting							
HID	30%		2030	\$8,700	10		
No Component	70%						
Alarm							
Security System							
No Component	50%						
Generic	50%		2038	* *	1	\$1,300	
	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location : Readi	ng Areas And Outside	Perimei	ter			
	Explanation: CO	CTV Surveillance Can	ieras				
Fire/Smoke Detection							
Generic, Digital	100%		2038	* *	1-3	\$4,400	
-	Other Observation	, Extent : Light, Area	Affected	: 100%			
	Location: Throu	ghout The Building					
	Explanation : Str	obe Lights, Manual F	Pull Statio	ons, Alarm Bells, S	Smoke De	etectors And Horns	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2050	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2035	* *	1	\$3,500	
	Other Obse	ervation, Extent : Light, Area	ı Affected	! : 100%			
	Location	: Basement Boiler Room					
	Explanati	ion: 1 Unit					
Distribution							
Hot Wtr Piping/Pump	100%		2038	* *	4	\$500	
Terminal Devices							
Air Handler	80%		2030	\$81,100	1	\$3,500	
Convector/Radiator	20%	0-2 \$400	2035	* *	1	\$400	
	Not Energy	Efficient, Extent : Moderat	e, Area Aj	ffected : 10%			
	Location	: 1st Floor Staff Work Room	Is Too C	old.			
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		

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

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

Asset #: 13274

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%		2024	\$153,400	2	\$400	
ricating, cooming	R-22 Refri	gerant, Extent : Light,	Area Affected :	100%			
		: Basement Fan Room	00				
Heat Rejection Air Cooled Condenser Unit	100%		2030	\$14,500	2	\$5,000	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,000	
Exhaust Fans							
Interior	100%		2025	\$25,700	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
Water Heater	1000/		2025	** * * * * * * * * *	2	#100	
Gas Fired	100%		2025	\$4,400	2	\$100	
Sanitary Piping	4000/			di di			
Cast Iron	100%		,600 LIFE	**	1		
		Clogged, Extent : Mod : Rear Exits Of Basem		ected : 5%			
Fixtures		·					
Generic	100%						

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : AUBURNDALE BRANCH LIBRARY

Address : 25-55 FRANCIS LEWIS BLVD.

Borough : QUEENS Agency's Number : AU

Area Sq Ft : 7,332 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 14-Sep-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 5769 Lot : 10 BIN : 4129461

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$35,000
Mechanical		\$278,200
Total		\$313,200
Importance Code B		\$313,200
Total		\$313.200

Total \$313,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$17,800	\$2,400		\$3,900
Interior Architecture	\$2,200	\$6,800	\$300	\$2,200
Electrical	\$21,600	\$700	\$700	\$800
Mechanical	\$500	\$1,400	\$1,100	\$1,400
Site Pavements	\$2,200			
Total	\$44,300	\$11,300	\$2,000	\$8,300
Importance Code A	\$18,100	\$2,800	\$400	\$4,400
Importance Code B	\$26,200	\$8,600	\$1,700	\$3,900
Importance Code C				



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

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

Asset #: 13275

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cast in Place Concrete	50%	4+ \$17,800	LIFE	* *	5	\$29,100	
	~	einforcement, Extent : Moder		a Affected : 5%			
	Location	: Alleyway And Rear Yard F	acade				
Masonry: Brick	30%		LIFE	* *	5	\$3,500	
Pre-Cast Concrete	2%		LIFE	* *	5	\$800	
Window Wall	18%		2050	* *	5	\$7,900	
Windows							
Aluminum	100%		2038	* *	5	\$4,800	
Parapets							
Cast in Place Concrete	25%		LIFE	* *	5	\$2,100	
No Component	75%						
Roof							
IRMA/Protected	100%		2038	* *	10	\$20,600	
Membrane							
Soffits							
Cast in Place Concrete	100%		LIFE	* *	5		
Interior							
Floors							
Carpet	40%		2031	\$60,700	3	\$8,800	
Cast in Place Concrete	10%		LIFE	* *	5	\$2,400	
Ceramic Tile	5%		2039	* *	5	\$500	
Vinyl Tile	45%		2038	* *	3	\$1,900	
Interior Walls							
Concrete Masonry Unit	95%		LIFE	* *	5	\$3,500	
Glass: Single Pane	5%		LIFE	* *	5	\$300	
Ceilings							
AcousTileConcealSpLn	90%		2043	* *	5	\$12,300	
Exposed Struc: Steel	10%		LIFE	* *			
Site Enclosure							
Fence/Gates							
Chain Link	100%		2040	* *			
Retaining Walls	1000:		2005	عاب الم			
Cast in Place Concrete	100%		2065	* *			
Site Pavements							
Public Sidewalk	1000/	4. 00.000	20.42	* *			
Cast in Place Concrete	100%	4+ \$2,200	2043				
		issing Elements, Extent : Mod	erate, Ar	ea Affected : 2%			
O GI W II	Location	: Francis Lewis Boulevard					
On-Site Walkways	10007		20.42	* *			
Cast in Place Concrete	100%		2043	* *			

Electrical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	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.

Asset #: 13275

Electrical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	red Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment			** ***	_		
Molded Case Bkrs	100%	2030	\$1,600	5	\$200	
	Other Observation, Extent : Li Location : Electrical Room	ght, Area Affectea : I	00%			
	Explanation : No Available N	Namanlata Patings Ca	anacity			
Switchgear / Switchboard	Explanation . No Available 1	vamepiate Katings Ca	ιραειιγ			
Molded Case Bkrs	100%	2030	\$35,000	5	\$200	
Raceway	10070	2030	ψ33,000		Ψ200	
Conduit	80%	2030	\$27,200	1		
Conduit	20%	2050	* *	1		
Panelboards						
Molded Case Bkrs	80%	2029	\$13,000	5	\$200	
Molded Case Bkrs	20%	2046	* *	5		
Wiring						
Braided Cloth		21,000 2055	* *	1		
	Insulation Aged, Extent : Mode	•••	100%			
	Location : Throughout The B	Building				
Thermoplastic	30%	2050	* *	1		
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting	20/	2020	¢1.700	10	¢100	
Fluorescent	2% Compact Fluorescent Light, E	2030	\$1,600	10	\$100	
	Location : Boiler Room	nem . Ligni, Area Ajj	тестей . 100/0			
LED	98%	2038	* *			
	98%	2038	4. 4.			
Egress Lighting Emergency, Battery	50%	2038	* *	10	\$900	
Exit, Service	50%	2038	* *	10	\$900	
Exterior Lighting	3070	2030		1		
Fluorescent	30%	2030	\$7,600	10	\$200	
Tidorescent	Compact Fluorescent Light, Ex			10	Ψ200	
	Location : Perimeter Of The					
No Component	70%					
Alarm	10/0					
Security System						
No Component	30%					
Generic	70%	2038	* *	1	\$1,900	
	Other Observation, Extent : Li		100%		4 % 4	
	Location : Reading Areas Ar					
	Explanation : CCTV Surveill	ance Cameras				

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

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

Asset #: 13275

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic, Digital	100%	2035 **	1-3 \$4,500	
	Other Observation, Extent : Light, Area	Affected : 100%		
	Location: Throughout The Building			
	Explanation : Strobe Lights, Manual I	Pull Stations, Alarm Bells ,	Smoke Detectors And	
	Horns	, ,		

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating		•	•			
Energy Source						
Natural Gas	100%	2050	* *	1		
Conversion Equipment						
Furnace	100%	2035	* *	1	\$3,600	
	Other Observation, Extent : Light,	Area Affected :	: 100%			
	Location: Mechanical Room					
	Explanation: 2 Units					
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		
Conversion Equipment Interior Pkg Unit -	100%	2028	\$278,200	2	\$500	
Cooling	R-22 Refrigerant, Extent : Light, A Location : One Unit In Air Condi		100%			
Heat Rejection						
Dry Cooler	100%	2035	* *	2	\$5,100	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,100	
Exhaust Fans						
Interior	90%	2030	\$23,800	2	\$200	
Roof	10%	2030	\$1,200	2		
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2040	* *	1		
Water Heater						
Gas Fired	100%	2028	\$4,500	2	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : BAISLEY PARK BRANCH LIBRARY

Address : 117-11 SUTPHIN BLVD.

Borough : QUEENS Agency's Number : BP

Area Sq Ft : 6,808 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 12-Feb-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 12204 Lot : 103 BIN : 4264849

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$132,600	
Electrical	\$76,400	\$108,900
Mechanical		\$48,600
Total	\$209,000	\$157,400
Importance Code A	\$132,600	
Importance Code B	\$76,400	\$157,400
Total	\$209,000	\$157,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,500			
Interior Architecture	\$22,200		\$1,300	
Electrical	\$30,000	\$600	\$700	\$900
Mechanical	\$2,900	\$800	\$1,200	\$600
Site Enclosure	\$1,100			
Site Pavements	\$16,400			
Total	\$101,100	\$1,400	\$3,200	\$1,500
Importance Code A	\$28,800	\$300	\$300	\$300
Importance Code B	\$65,400	\$1,100	\$2,900	\$1,200
Importance Code C	\$6,900			
Total	\$101,100	\$1,400	\$3,200	\$1,500



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

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

Asset #: 13276

chitecture	Current Repair	Future Replaceme	ent	М	aintenance	
tem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls						
Copper/Terne	15% 0-2 \$26,400	2066	* *			
	Deformed/Dented, Extent : Moderate, An					
	Location: Copper Cladding At Front I	Facade Soffit				
Masonry: Brick Cavity	85% Now \$58,900	LIFE	* *	5	\$14,500	
	Spalling, Extent: Light, Area Affected:	15%				
	Location : All Facades					
	Vertical Cracks, Extent : Light, Area Aff	ected : 5%				
	Location : Above Side Exit At Foch Bo	ulevard, Rear Facad	е			
Windows						
Aluminum	98% Now \$73,700	2056	* *	5	\$800	
	Air Infiltration, Extent : Severe, Area Aff	fected : 100%				
	Location : Throughout					
	Caulking Deteriorated, Extent: Severe, .	Area Affected : 100%	ó			
	Location: Throughout					
	Worn/Eroded, Extent : Moderate, Area A	Iffected : 100%				
	Location : Throughout					
Metal Louvers	2%	2040	* *	10	\$200	
Parapets						
Masonry: Brick	55%	LIFE	* *	5-10	\$700	
Metal Panel	25%	2041	* *	5	\$200	
Metal Panel	10%	2051	* *	5	\$100	
	Other Observation, Extent : Light, Area	Affected : 100%				
	Location : South Facade					
	Explanation: Coping At Adjoining Bui	lding				
Pre-Cast Concrete	10%	LIFE	* *	5	\$200	
Roof						
Under Construction	100%					
	Other Observation, Extent : Light, Area	Affected : 0%				
	Location: Main Roof					
	Explanation: HVAC Construction On	Modified Bitumen Ro	of			
Soffits						
Cast in Place Concrete	100% 0-2 \$1,300	LIFE	* *	5	\$2,200	
	Cracking/Crumbling, Extent: Moderate,	Area Affected : 5%				
	Location : Front Entrance Soffit					

Interior

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

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

Asset #: 13276

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Interior				
Floors				
Carpet	5%	2030 \$7,000 LIFE **	3 \$800	
Cast in Place Concrete	5%	LIFE	5 \$2,200	
Mosaic Tile	5% Now \$3,30	0 2030	5 \$600	
	Broken/Missing Elements, Extent: S			
	Location: Public Bathroom At Wa			
	Cracking/Crumbling, Extent: Moder	rate, Area Affected : 10%		
	Location: Base Tile	1.00		
	Caulking Deteriorated, Extent: Moa	erate, Area Affected : 20%		
	Location: Bathroom Floors			
Vinyl Tile	85%	2036 **	3 \$3,200	
	Recent Repair Evident, Extent : Ligh	t, Area Affected : 100%		
	Location : Throughout			
Interior Walls				
Concrete Masonry Unit	70%	LIFE **	5 \$6,900	
Plaster	30%	LIFE **	5-10 \$3,100	
Ceilings	100/			
AcousTileSusp.Lay-In	10%	2036 **	5 \$1,000	
Plaster	90% Now \$12,30		5 \$5,400	
	Recent Repair Evident, Extent: Ligh	t, Area Affected : 20%		
	Location: Penthouse Ceilings			
Site Enclosure				
Fence/Gates	1000/ N	0 2066 **		
Iron Picket	100% Now \$1,10	2000		
	Corrosion/Rusting, Extent: Severe, A Location: Gate And Hinges Rusted			
C't P	Location . Gate And Hinges Rustee	On Foch Boulevara		
Site Pavements				
Public Sidewalk Cast in Place Concrete	100% Now \$16,10	0 2036 **		
Cast III Flace Colletete	Sinking/Subsiding, Extent: Severe, A	0 2030		
	Location: Foch Boulevard At City			
On-Site Walkways	250anon . 1 oon Bomerana In City			
Pavers/Stone	100% 4+ \$30	0 2040 **		
1 avers/Stone	Vegetation Growth, Extent: Light, A			
	Location: Brick Pavers In Courty			
		**		

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2031	\$1,600	5	\$200	
	Other Observation, Extent : Light,	Area Affected: 1005	%			
	Location : Electrical Room					
	Explanation : Main Service Disc	onnect Switch Rated	At 400 Amp	eres.		

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

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

Asset #: 13276

Electrical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Switchgear / Switchboard	1000/		44.	_		
Molded Case Bkrs	100%	2031	\$35,000	5	\$200	
Raceway Conduit	100%	2031	\$24,000	1		
Panelboards	10076	2031	\$34,000	1		
Molded Case Bkrs	100%	2030	\$16,200	5	\$200	
Wiring			4-0,-00		4-00	
Braided Cloth	80% 2-4 \$2 Insulation Aged, Extent : Moder Location : Throughout The Bu	***	**	1		
Thermoplastic	20%	2031	\$6,000	1		
Motor Controllers						
Locally Mounted	100%	2029	\$16,400	5		
Ground						
Grounding Devices	1000/	LIDE	* *	_	\$200	
Generic Lighting	100%	LIFE		5	\$200	
Interior Lighting						
Fluorescent	90%	2026	\$66,500	10	\$5,600	
Fluorescent	Other Observation, Extent: Lig Location: Reading Areas, Me Explanation: T-12 Lamps 10% Other Observation, Extent: Lig	chanical Rooms 2031	\$7,400	10	\$600	
	Location : Reading Areas					
	Explanation : Compact Fluore	escent Lights				
Egress Lighting	500/	2021	Φ .σ. 000	10	4000	
Emergency, Battery Exit, Service	50%	2031	\$5,000 \$500	10	\$800	
	50%	2031	\$300	1		
Exterior Lighting HID	20%	2026	\$5,600	10		
LED	10%	2031	\$3,200	10		
No Component	70%	2001	45,200			
Alarm						
Security System						
Generic	100%	2026	\$22,300	1	\$2,500	
	Other Observation, Extent: Lig Location: Throughout The Bu	ilding				
F: /G 1 D : : :	Explanation: Intrusion Alarm	System. Motion Sens	iors			
Fire/Smoke Detection Generic, Analog	Other Observation, Extent : Mo Location : Throughout The Bu	ilding		1-3	\$3,800	
	Explanation : Obsolete Fire A	larm System. Alarm I	Bells And Man	ual Pull l	Stations Only	

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

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

Asset #: 13276

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Furnace	20%			2041	**	1	\$700	
	Recent Rep Location		ent, Extent : Light,	Area Aff	ected : 100%			
Hot Water Boiler	80%			2036	* *	1	\$2,700	
Distribution								
Hot Wtr Piping/Pump	80%			2039	* *	4	\$400	
No Component	20%						*	
Terminal Devices								
Air Handler	50%			2031	\$48,600	1	\$2,100	
Convector/Radiator	30%			2036	**	1	\$700	
No Component	20%						*	
Air Conditioning								
Energy Source								
Electricity	100%			2047	* *	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	80%			2036	* *	2	\$300	
Cooling	R-134a Re Location	-	Extent : Light, Arec	a Affected	d : 100%			
Ext Pkg Unit - Heating/Cooling	20%			2041	* *	2	\$100	
ricating/Cooling	Location	: Roof	ent, Extent : Light,					
	Location		xtent : Light, Area it. R-410a	Affected	! : 100%			
Ventilation	- T							
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,000	
Exhaust Fans							*	
Interior	25%			2031	\$6,100	2	\$100	
Roof	50%			2036	* *	2	\$100	
Roof	25%			2041	* *	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater								
Gas Fired	100%			2026	\$4,200	2	\$100	
	Other Obs	ervation, E	xtent : Light, Area	Affected				
	Location	: 2nd Floo	or Break Room					
	Explanat	ion : One 5	50 Gallon					
Sanitary Piping	*							
Cast Iron	100%			LIFE	* *	1		
-								

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

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

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QUEENS PUBLIC LIBRARY - 039 BAISLEY PARK BRANCH LIBRARY

Asset #: 13276

Mechanical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : BAY TERRACE BRANCH LIBRARY

Address : 18-36 BELL BLVD.

Borough : QUEENS Agency's Number : BT
Program / Asset # : QPL0B07.000 / 13279 Yr Built/Renovated : 1981 /

Area Sq Ft : 7,444 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 17-Oct-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 5865 Lot : 82 BIN : 4131148

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$567,100	
Interior Architecture		\$92,400
Electrical	\$64,600	\$51,200
Mechanical	\$148,500	\$105,200
Total	\$780,200	\$248,700
Importance Code A	\$567,100	
Importance Code B	\$213,100	\$248,700
Total	\$780,200	\$248,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture		\$300	\$1,300	\$3,900
Electrical	\$200	\$300	\$300	\$22,300
Mechanical	\$2,800	\$1,600	\$3,200	\$27,900
Site Enclosure	\$100			
Total	\$3,100	\$2,200	\$4,700	\$54,100
Importance Code A	\$400	\$400	\$400	\$500
Importance Code B	\$2,600	\$1,800	\$4,300	\$53,700
Importance Code C	\$100			
Total	\$3,100	\$2,200	\$4,700	\$54,100



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

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

Asset # : 13279

Architecture	Cu	rrent Repair	Futur	e Replacement	M	aintenance	
System				-			B
Component		Date Estimated Cost ears)	Year FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Туре	Total (10	carsy	I I		(113)		
Exterior							
Exterior Walls							
Concrete Masonry Unit		-2 \$157,600	LIFE	* *	5	\$11,000	
	-	ibling, Extent : Severe, A	rea Affec	ted : 15%			
	Location: Th	· ·					
		liss/Erod, Extent : Severe	, Area A <u>j</u>	ffected : 25%			
	Location: Th						
		tion, Extent : Light, Area	Affected	: 100%			
	Location: Th						
W: 1	Explanation :	Ribbed Face Masonry U	nits				
Windows Aluminum	100% No	000 000	2055	* *	5	\$1,000	1
Aluminum		ow \$89,000 g Elements, Extent : Seve	2055		3	\$1,000	1
	Location: Th		ге, лгеи г	Affected . 0070			
		ot Funct, Extent : Severe,	Area Aff	Sected · 100%			
	Location: Th		111 ca 11jj	ceica . 10070			
Parapets							
Concrete Masonry Unit	10%		LIFE	* *	5	\$200	
Concrete Masonry Unit	10%		LIFE	* *	5	\$200	
·	Other Observa	tion, Extent : Light, Area	Affected	: 100%			
	Location: Ex	terior Parapet At Southw	est Corn	er			
	Explanation :	Ribbed Face Units					
No Component	80%						
Roof							
Built-Up (BUR)		-4 \$320,600	2040	* *			
		ent, Extent : Moderate, Ai	rea Affeci	ted : 40%			
	Location: Th	-					
	-	owth, Extent : Moderate,		ected : 20%			
		wer Roof At Southwest C		2007			
		Extent : Moderate, Area	Affected :	: 20%			
C . CC 4	Location : Th	rougnoui					
Soffits Stucco Cement	100%		2043	* *	5		
Interior	10070		2043				
Floors							
Cast in Place Concrete	5%		LIFE	* *	5	\$1,200	
Ceramic Tile	5%		2033	* *	5	\$600	
Vinyl Tile	90%		2030	\$92,400	3	\$3,800	
Interior Walls				•			_
Concrete Masonry Unit	95%		LIFE	* *	5	\$4,100	
Glass: Single Pane	5%		LIFE	* *	5	\$400	
Ceilings							
AcousTileSusp.Lay-In	70%		2035	* *	5	\$7,800	
Exposed Struc: Steel	30%		LIFE	* *			
Site Enclosure							
Fence/Gates	1000/		20.40	ala -i-			
Chain Link	100%		2040	* *			

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

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

Asset #: 13279

Architecture		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%	0-2	\$100	2065	* *			
	Cracking/C	Crumbling, Ex	tent : Moderate	, Area Aj	ffected : 2%			
	Location	: Side Steps						
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			

Electrical	Current Repair	Future F	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2030	\$1,600	5	\$200	
	Other Observation, Extent : Light	t, Area Affected : I	100%			
	Location : Electrical Room					
	Explanation: One 400 Ampere	Main Disconnect S	Switch			
Switchgear / Switchboard			**- ***	_		
Molded Case Bkrs	100%	2030	\$35,000	5	\$200	
Raceway						
Conduit	90%	2030	\$30,600	1		
Conduit	10%	2050	* *	1		
Panelboards						
Fused Disc Sw	5%	2029	\$800	5		
Molded Case Bkrs	85%	2029	\$13,800	5	\$200	
Molded Case Bkrs	10%	2046	* *	5		
Wiring						
Thermoplastic	90%	2030	\$27,000	1		
Thermoplastic	10%	2050	* *	1		
Motor Controllers						
Locally Mounted	100%	2028	\$16,400	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	80%	2025	\$64,600	10	\$5,500	
	T-12 Lamps And Fixtures, Extent Location: Throughout The Buil		cted : 100%			
Fluorescent	20%	2030	\$16,200	10	\$1,400	
	Compact Fluorescent Light, Exter Location : Throughout The Buil	0 00				

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

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

Asset #: 13279

Electrical	Current Repa	air Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2030	\$5,400	10	\$900	
Exit, Service	50%	2030	\$600	1		
Exterior Lighting						
HID	30%	2025	\$9,100	10		
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2025	\$7,300	1	\$800	
	Other Observation, Exten	t : Light, Area Affected : 100%	ó			
	Location: Throughout	The Building				
	Explanation: Intrusion	Alarm System, Motion Sensors				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2035	* *	1-3	\$1,400	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2043	* *	1	\$3,700	
	Other Observation, Extent:	Light, Area Affected	! : 100%			
	Location: Basement Boile	r Room				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2029	\$11,800	4	\$400	
Terminal Devices						
Air Handler	60%	2025	\$63,700	1	\$2,800	
Convector/Radiator	40%	2035	* *	1	\$1,000	
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		
Conversion Equipment						
Reciprocating	100%	2030	\$64,100	1	\$3,500	
Compr/Chiller						
	R-22 Refrigerant, Extent : La	ight, Area Affected :	100%			
	Location: Roof					
Terminal Devices						
Air Handler/Cool/Ht	100%	2025	\$84,700	1	\$4,600	
Heat Rejection						
Dry Cooler	100%	2030	\$41,100	2	\$5,200	
Ventilation						

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.

Asset #: 13279

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

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : BAYSIDE BRANCH LIBRARY Address : 214-20 NORTHERN BLVD.

Borough : QUEENS Agency's Number : B

Area Sq Ft : 9,932 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 17-Oct-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 7333 Lot : 215 BIN : 4157389

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$156,200	
Electrical		\$35,000
Mechanical	\$54,800	\$254,400
Total	\$211,000	\$289,400
Importance Code A	\$156,200	
Importance Code B	\$54,800	\$289,400
Total	\$211,000	\$289,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,800			
Interior Architecture	\$26,400	\$900	\$300	\$5,300
Electrical	\$24,300	\$400	\$400	\$10,800
Mechanical	\$9,100	\$3,200	\$2,400	\$3,000
Site Pavements	\$2,000			
Total	\$72,600	\$4,500	\$3,200	\$19,000
Importance Code A	\$11,300	\$500	\$500	\$600
Importance Code B	\$60,400	\$4,000	\$2,300	\$18,400
Importance Code C	\$900		\$300	
Total	\$72,600	\$4,500	\$3,200	\$19,000



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

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

Asset #: 13278

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
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%		\$1,200	LIFE	* *	5	\$400	
			od, Extent : Moder ney Cap, Front Fac		a Affected : 20%			
Window Wall	5%	Now	\$9,600	2050	* *	5	\$700	
		issing Elen : Window	ients, Extent : Seve Wall	re, Area	Affected: 5%			
			ed, Extent : Modera	ite, Area	Affected : 10%			
		: North F						
	Water Per	etration, E	xtent : Moderate, A	Area Affe	ected : 5%			
		: North F						
Windows								
Aluminum		Now	\$156,200	2055	* *	5	\$1,700	1
		_	ients, Extent : Seve	re, Area	Affected : 50%			
		_	out 1st Floor					
			xtent : Severe, Are		d : 20%			
			of Windows Throug		/			
			: Moderate, Area	Affected	: 25%			
-	Location	: Through	out					
Roof	1000/			2020	* *	10	#22.700	
Modified Bitumen Soffits	100%			2038		10	\$22,700	
Stucco Cement	100%			2043	* *	5		
nterior	10070			2043				
Floors								
Carpet	65%			2031	\$133,600	3	\$19,300	
Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
Mosaic Tile	5%			2043	* *	5	\$1,900	
Vinyl Tile	25%	2-4	\$1,700	2035	* *	3	\$1,400	
,			e, Extent : Moderat		Affected : 5%	2	Ψ1,100	
			ea And Kitchen					
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$700	
Concrete Masonry Unit				LIFE	* *	5	\$1,400	
Gypsum Board	70%	4+	\$900	LIFE	* *	5	\$5,800	
Cypsum Bourd								
Cypouin Bourd	Water Per	etration, E	xtent : Moderate, 2	Area Affe	ected : 2%			

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

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

Asset #: 13278

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn		Now	\$13,000	2050	* *	5	\$900	
	Staining/L	iscoloring,	Extent: Moderate	, Area Ą	ffected : 25%			
	Location	: Basemen	nt .					
	Worn/Ero	ded, Extent	: Moderate, Area	4ffected	: 25%			
	Location	: Basemen	nt .					
AcousTileSusp.Lay-In	80%			2047	* *	5	\$11,900	
Exposed Concrete	5%			LIFE	* *	5	\$100	
Gypsum Board	5%			LIFE	* *	5	\$900	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2040	* *			
Iron Picket	10%			2065	* *			
Retaining Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$2,000	2043	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area A	ffected : 5%			
	Location	: Through	out					
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			
Parking/Driveway								
Cast in Place Concrete	100%			2043	* *			

Electrical	Current Repair	Future	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2030	\$1,600	5	\$300	
	Other Observation, Extent : Li	ght, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 400 Ampe	ere Main Disconne	ct Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2030	\$35,000	5	\$300	
Raceway						
Conduit	80%	2030	\$27,200	1		
Conduit	20%	2050	* *	1		
Panelboards						
Fused Disc Sw	5%	2029	\$800	5		
Molded Case Bkrs	75%	2029	\$12,100	5	\$200	
Molded Case Bkrs	20%	2046	* *	5	\$100	

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

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

Asset #: 13278

Electrical	Current Repair	Future Replacement	N	laintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts							
Wiring	000/ 0.4	2055					
Braided Cloth	80% 2-4 \$24,000	2055 *	* 1				
	Insulation Aged, Extent : Moderate, An Location : Basement And 1st Floor	rea А <u>з</u> јества : 100%					
		2050					
Thermoplastic	20%	2050 *	* 1				
Motor Controllers	1000/	2043 *	٠ -	#100			
Locally Mounted	100%	2043 *	* 5	\$100			
Ground							
Grounding Devices Generic	100%	LIFE *	* 5	\$100			
Lighting	10070	LIFE	3	\$100			
Interior Lighting							
Fluorescent	70%	2035 *	* 10	\$6,400			
Tuorescent	T-5 Lamps And Fixtures, Extent : Ligh		10	ψο, 100			
	Location: Ist Floor Reading And Bo						
Fluorescent	20%	2035 *	* 10	\$1,800			
Tuorescent	T-8 Lamps And Fixtures, Extent: Ligh		10	φ1,000			
	Location: Basement, Kitchen And O						
Fluorescent	10%	2035 *	* 10	\$900			
Tagrescii	Other Observation, Extent : Light, Are		10	Ψ			
	Location: 1st Floor	33					
	Explanation: Compact Fluorescent I	Light Fixtures					
Egress Lighting		0					
Emergency, Battery	45%	2035 *	* 10	\$1,100			
Exit, LED	55%	2058 *	* 1				
Exterior Lighting							
HID	100%	2035 *	* 10				
Alarm							
Security System							
No Component	70%						
Generic	30%	2035 *	* 1	\$1,100			
	Other Observation, Extent : Light, Are						
	Location : Inside, Outside And Exit Doors						
	Explanation : CCTV Surveillance Ca	meras And Intrusion Alari	n				
Fire/Smoke Detection	700/						
No Component	70%	2025	k 1.2	#1.000			
Generic, Digital	30%	2035 *	* 1-3	\$1,800			
	Other Observation, Extent: Light, Are	и Ајјества : 100%					
	Location: Basement And 1st Floor Explanation: Fire Alarm Panel, Strobe Light, Bell, Horn, Smoke And Heat Detectector						
	explanation: Fire Alarm Panel, Stro	ove ligni, bell, Horn, Smol	e Ana Hed	u Detectector			

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

Heating

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

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

Asset #: 13278

Mechanical	Current Rep	air Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	2050	de de			
Natural Gas	100%	2050	* *	1		
Conversion Equipment	1000/	2020	* *	1	¢4.000	
Furnace	100% Other Observation, Exte	2038		1	\$4,900	
	Location: Basement M	0 00	1.100/0			
	Explanation: 3 Units	cenanicai Room				
Terminal Devices	Emplementon: 5 Onns					
Air Handler	100%	2030	\$141,700	1	\$6,100	
Air Conditioning			4-1-,, 00		40,000	
Energy Source						
Electricity	100%	2038	* *	1		
Conversion Equipment						
Reciprocating	100%	2035	* *	1	\$4,600	
Compr/Chiller						
	Other Observation, Exte		l : 100%			
	Location: Basement M					
-	Explanation: 1 Unit. R	2-410a				
Terminal Devices	1000/	2020	0110 5 00			
Air Handler/Dir	100%	2030	\$112,700	1		
Expansion						
Heat Rejection Dry Cooler	100%	2025	\$54,800	2	\$6,900	
Ventilation Ventilation	10070	2023	\$34,600		\$0,900	
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$5,500	
Exhaust Fans	10070	EH E			ψ3,300	
Interior	80%	2030	\$28,700	2	\$200	
Roof	20%	2035	* *	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2040	* *	1		
Water Heater						_
Electric	100%	2028	\$8,900	4	\$100	
Sanitary Piping				_		
Cast Iron	100% 0-2	\$7,400 LIFE	* *	1		
	Blockage /Clogged, Exte					
·	Location: Water Back.	s Up To 1st Floor Toile	ts.			
Storm Drain Piping	1000/	·				
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)	1000/	2020	4. 500	,	#2 00	
Non-Submersible	100%	2030	\$1,500	4	\$300	
Sewage Ejector(s)	1000/	2027	ماد بات	,	0.000	
Electric	100%	2035	* *	4	\$600	

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

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

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QUEENS PUBLIC LIBRARY - 039 BAYSIDE BRANCH LIBRARY

Asset #: 13278

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

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

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 : 16-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 8604 Lot : 85 BIN : 4175514

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$90,200	
Total	\$90,200	
Importance Code A	\$90,200	
Total	\$90,200	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$37,300		\$600	
Interior Architecture	\$8,500	\$5,100	\$3,600	\$900
Electrical	\$800	\$600	\$700	\$600
Mechanical	\$2,900	\$700	\$1,200	\$600
Site Pavements	\$15,500			
Total	\$65,000	\$6,400	\$6,200	\$2,100
Importance Code A	\$37,700	\$300	\$900	\$300
Importance Code B	\$21,500	\$6,000	\$5,200	\$1,300
Importance Code C	\$5,800			\$400
Total	\$65,000	\$6,400	\$6,200	\$2,100



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

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

Asset #: 13280

Architecture	Current Repair	Future Replacem	ent	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls						
Masonry: Brick	80% 4+ \$7,500 Efflorescence, Extent: Light, Area Affe Location: Rear Facade And Base Of Recent Construction, Extent: Light, Are Location: Throughout Exterior Brick	250th Street Facade ea Affected : 100%	**	5	\$11,500	
Metal/Glass Curt Wall	10% 4+ \$24,800 Deteriorated Finish, Extent: Moderate, Location: Throughout Thermally Inefficient, Extent: Light, Ar Location: Throughout		* *	5	\$2,700	
Metal Panel	10%	2041	* *	5-10	\$9,900	
Windows						
Aluminum	100% Other Observation, Extent: Light, Area Location: Throughout Explanation: Thermally Inefficient	2039 Affected : 100%	* *	5	\$1,200	
Parapets						
Masonry: Brick	78% Recent Repair Evident, Extent: Light, A Location: Throughout	LIFE Area Affected : 100%	* *	5-10	\$2,200	
Metal: Cage/Fence	2%	2036	* *	5-10	\$100	
Pre-Cast Concrete	20% Recent Construction, Extent: Light, Ard Location: Throughout	LIFE	* *	5	\$1,000	
Roof						
Modified Bitumen	100% Now \$90,200 Drains Inad/Misposn, Extent: Severe, A Location: Inadequate Pitch To Drain Ponding, Extent: Moderate, Area Affect Location: Throughout Recent Construction, Extent: Light, Are Location: Roof Seams Open/Split, Extent: Severe, Area Location: Front Interior Corners At 1	s ted : 15% ea Affected : 100% n Affected : 5%	**			
Soffits						
Cast in Place Concrete	100% Now \$2,600 Paint Peeling, Extent: Moderate, Area Location: Entry Soffit Water Penetration, Extent: Light, Area Location: Entry Soffit		* *	5	\$4,300	

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.

Asset #: 13280

Architecture		Current F	Repair	pair Future Replacem		ent Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	70%			2030	\$100,100	3	\$10,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,300	
Ceramic Tile	5%			2040	* *	5	\$500	
Vinyl Tile	20%		\$400	2036	* *	3	\$800	
			lerate, Area Affecto					
	Location	: Staff Offi	ice And Staff Loung	ge At Thi	reshold			
Interior Walls								
Ceramic Tile	8%			2040	* *	5	\$800	
Concrete Masonry Unit	60%			LIFE	* *	5	\$4,800	
Gypsum Board	30%			LIFE	* *	5-10	\$5,100	
Mosaic Tile	2%			LIFE	* *	10	\$100	
			xtent : Light, Area	Affected	: 10%			
	Location	: Front Fo	yer					
Ceilings								
AcousTileSusp.Lay-In	93%			2048	* *	5	\$10,100	
Exposed Struc: Steel	5%			LIFE	* *	10	\$1,100	
Gypsum Board	2%		\$100	LIFE	* *	5	\$300	
			xtent : Moderate, A	1rea Affe	cted: 2%			
	Location	: Front Fo	yer					
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	Now	\$15,500	2036	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area A	ffected : 5%			
	Location	: Hillside	Avenue And 250th	Street				
	Misaligne	d/Bulging,	Extent : Moderate,	Area Afj	fected : 15%			
	Location	: Hillside	Avenue And 250th	Street				

ectrical	Current Repair	Future Replacen	nent	M	aintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2051	* *	5	\$200	
	Other Observation, Extent : Light, Are	ea Affected : 100%				
	Location : Electrical Room					
	Explanation : Main Service Disconn	ect Switch Rated At 40	00 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2051	* *	5	\$200	
Raceway						
Conduit	100%	2051	* *	1		
Panelboards						
Fused Disc Sw	10%	2047	* *	5		
Molded Case Bkrs	90%	2047	* *	5	\$200	
Wiring						
Thermoplastic	100%	2051	* *	1		

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

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

Asset #: 13280

Electrical	Current Repair	Future Rep	lacement	M	aintenance				
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estir FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Under 600 Volts									
Motor Controllers									
Locally Mounted	100%	2044	* *	5					
Ground									
Grounding Devices									
Generic	100%	LIFE	* *	5	\$200				
Lighting									
Interior Lighting									
Fluorescent	95%	2036	**	10	\$6,000				
	Other Observation, Extent : Light,		%						
	Location: Throughout The Buildi	ng							
	Explanation: T-5 Lamps								
Fluorescent	5%	2036	* *	10	\$300				
	Other Observation, Extent : Light, Area Affected : 100% Location : Hallways								
	Explanation: Compact Fluoresce	nt Lights							
Egress Lighting									
Emergency, Battery	50%	2036	* *	10	\$800				
Exit, Service	50%	2036	* *	1					
Alarm									
Security System									
No Component	30%								
Generic	70%	2036	* *	1	\$1,800				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Reading Areas, Front And Right Side Of The Building								
	Explanation: CCTV Surveillance	Cameras							
Fire/Smoke Detection									
Generic, Analog	100%	2036	* *	1-3	\$4,300				
	Other Observation, Extent : Light, 2	**	%						
	Location : Throughout The Buildi	ng							
	Explanation: Strobe Lights, Man	ual Pull Stations, A	larm Bells, S	Smoke De	tectors And Horns				

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)		Year Estimated Cost FY		Cycle Estimated Cost (Yrs)		Priority
Heating							
Energy Source							
Natural Gas	100%		2051	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2044	* *	1	\$3,400	
Distribution							
Hot Wtr Piping/Pump	100%		2039	* *	4	\$500	
Terminal Devices							
Convector/Radiator	50%		2044	* *	1	\$1,100	
Fan Coil Unit/Heat	50%		2036	* *	1	\$1,100	

Air Conditioning

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

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

Asset #: 13280

Mechanical	Current Repa	ir Futur	e Replacement	M		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		
Conversion Equipment						
Exterior Pkg Unit - Cooling	100%	2036	* *	2	\$400	
2	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location: Roof					
	Explanation: 2 Units. R	?-410a				
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,100	
Exhaust Fans						
Roof	100%	2036	* *	2	\$200	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2041	* *	1		
Water Heater						
Electric	100%	2029	\$6,200	4		
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
Not Accessible	100%					
Fixtures						
Generic	100%					

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : BRIARWOOD BRANCH LIBRARY
Address : 85-12 MAIN STREET @QUEENS BLVD.

Borough : QUEENS Agency's Number : BW

Area Sq Ft : 8,065 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 05-Feb-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 9651 Lot : 25 BIN : 4206518

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$210,200	
Electrical		\$35,000
Total	\$210,200	\$35,000
Importance Code A	\$210,200	
Importance Code B		\$35,000
Total	\$210,200	\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,200		\$1,000	
Interior Architecture	\$47,700		\$2,100	\$1,000
Electrical	\$1,300	\$200	\$300	\$300
Mechanical	\$4,800	\$1,400	\$2,800	\$1,100
Site Enclosure	\$7,100		\$6,300	
Site Pavements	\$700			
Total	\$71,800	\$1,600	\$12,500	\$2,400
Importance Code A	\$10,600	\$400	\$1,400	\$400
Importance Code B	\$50,400	\$1,200	\$4,800	\$1,600
Importance Code C	\$10,800		\$6,300	\$400
Total	\$71,800	\$1,600	\$12,500	\$2,400



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

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

Asset #: 13281

chitecture	Current Repa	ir Futu	re Replacement	М	aintenance	
tem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior						
Exterior Walls						
Masonry: Brick	88% 0-2	\$60,300 LIFE	* *	5	\$18,400	
	Horizontal Cracks, Extend		l : 20%			
	Location : South Side O Painted Surfaces, Extent .	-	-4-J. 000/			
	Location : Exterior Wal		nea : 90%			
	Recent Repair Evident, E.		ected · 60%			
	Location : Exterior Wal		.c.ca . 0070			
	Worn/Eroded, Extent : Me		: 25%			
	Location : All Exterior	**				
Metal Sect. OHD	3%	2044	* *	5	\$2,000	
Granite Panels	4% Now	\$4,800 LIFE	* *	5	\$600	
	Joint Mortar Miss/Erod, I		ea Affected : 5%		*	
	Location : Front Entran	ce Granite				
	Misaligned/Bulging, Exte	nt : Severe, Area Affec	ted : 5%			
	Location: Front Entran	ce Granite Panel Fact	ng Northwest			
Pre-Cast Concrete	2% 0-2	\$300 LIFE	* *	5	\$1,400	
	Cracking/Crumbling, Ext	ent : Moderate, Area A	lffected : 1%			
	Location : South Facado	e Window Trim				
Window Wall	3%	2051	* *	5	\$2,400	
Windows	4000/ 37	0=0.000 0.000		_	4000	
Aluminum	100% Now	\$79,800 2056	**	5	\$900	
	Air Infiltration, Extent : S Location : Throughout	evere, Area Affectea :	100%			
	Weather Strip Missing, E	ctant : Savara Araa At	Factad : 100%			
	Location : Throughout	nem . Severe, mea m	Jecieu . 10070			
	Other Observation, Exten	t : Severe, Area Affect	ed : 100%			
	Location : Perimeter Of					
	Explanation : Previous	Repair Attempt Unsati	sfactory			
Parapets						
Masonry: Brick	90% Now	\$70,100 LIFE	* *	5	\$3,700	
	Recent Repair Evident, Ex	ctent : Light, Area Affe	ected : 50%			
	Location : All Parapets					
Metal Panel	10%	2057	**	5	\$1,600	
	Recent Installation, Exten	0 00	d: 100%			
D C	Location: Replacement	OJ All Copings				
Roof	100% 0-2	\$4,300 2039	* *			
		3/1 31H1 /113U				
Modified Bitumen	Blisters, Extent : Moderat					

Interior

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

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

Asset #: 13281

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors	 0/			• • • •	44. - 00			
Carpet	25%			2030	\$41,700 * *	3	\$4,500	
Cast in Place Concrete	10%			LIFE	**	5	\$5,300	
Ceramic Tile	5% 40%			2040 2036	* *	5	\$600	
Vinyl Tile Vinyl Tile	40% 20%	4+	\$400	2036	* *	3	\$1,800 \$900	
vinyi The	Broken/M		nents, Extent : Ligh			3	\$900	
Interior Walls								
Cast in Place Concrete	-		\$1,000 tent : Moderate, Ar To Roof	LIFE ea Affec	* * ted : 1%			
Ceramic Tile	5%			2040	* *	5	\$700	
Concrete Masonry Unit	60%		\$4,300	LIFE	* *	5	\$3,500	
		racks, Exte : Staff Off	ent : Moderate, Are ìce	a Affecte	ed : 1%			
Glass: Single Pane	2%			LIFE	* *	5	\$400	
Gypsum Board	28%			LIFE	* *	5-10	\$7,000	
Ceilings AcousTileSusp.Lay-In	_	d/Bulging,	\$4,800 Extent : Moderate, ading Area, Book I			5 Leover	\$5,400	
AcousTileSusp.Lay-In	20% Misaligne	Now	\$27,200 Extent : Severe, Ar	2051	* *	5	\$1,600	
	_	_	, Extent : Moderate nity Room, Storage	-	ffected : 25%			
			xtent : Moderate, A					
			nity Room, Storage					
			: Moderate, Area . aity Room, Storage		: 25%			
Exposed Concrete	5%			LIFE	* *	5-10	\$1,000	
Gypsum Board	5%			LIFE	* *	5-10	\$2,700	
Site Enclosure								
Fence/Gates					a. •			
Aluminum Rail	70%			2044	* *	5-10	\$10,300	
Chain Link	30%			2041	* *			
Free Standing Walls Cast in Place Concrete	100%		Extent : Light, Area	2051	**			
	Location	: Courtyai	xiem : Ligni, Area rd At West Facade rrete Seats At Couri	And Col	umns At South Fac		vel	

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

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

Asset #: 13281

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Enclosure				
Retaining Walls				
Cast in Place Concrete	25%	2066 **	k	
	Other Observation, Extent : Light, Are	a Affected : 100%		
	Location: Entrance Ramp			
	Explanation : Cheek Wall			
Concrete Masonry Unit	5% Now \$200	2041 **	*	
	Broken/Missing Elements, Extent : Mo	derate, Area Affected : 5%		
	Location: Coping Stones At Courtya	rd Retaining Wall		
	Other Observation, Extent: Severe, Ar	ea Affected : 50%		
	Location: Coping Stones At Courtya	rd Retaining Wall		
	Explanation: Missing Joints And De	laminated Surface		
Masonry: Brick	70% Now \$6,900	2041 **	k	
•	Broken/Missing Elements, Extent: Sev	ere, Area Affected : 5%		
	Location : Courtyard Retaining Wall			
	Cracking/Crumbling, Extent: Moderate	te, Area Affected : 30%		
	Location : Courtyard Retaining Wall			
	Joint Mortar Miss/Erod, Extent : Seven	re, Area Affected : 25%		
	Location : Courtyard Retaining Wall			
	Misaligned/Bulging, Extent: Severe, A Location: Courtyard Retaining Wall			
	Spalling, Extent : Moderate, Area Affe	cted : 5%		
	Location: Courtyard Retaining Wall			
Site Pavements				
Public Sidewalk				
Cast in Place Concrete	100%	2044 **	k	
On-Site Walkways				
Cast in Place Concrete	25%	2044 **	k	
	Other Observation, Extent : Light, Are			
	Location : Ramp And Landings At Er	ntrance		
	Explanation: Walkways			
Cast in Place Concrete	75% Now \$700	2036 **	k	
	Cracking/Crumbling, Extent : Severe, .			
	Location : Courtyard And Steps To B	asement From Courtyard		

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2031	\$1,600	5	\$200	
	Other Observation, Extent : Light, Area	Affected	! : 100%			
	Location : Electrical Room					
	Explanation: One 600 Ampere Main	Disconne	ect Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	\$35,000	5	\$200	

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

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

Asset #: 13281

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Raceway						
Conduit	100%	2031	\$34,000	1		
Panelboards						
Molded Case Bkrs	100%	2030	\$16,200	5	\$200	
Wiring Thermoplastic	100%	2031	\$30,100	1		
Motor Controllers			+,			
Locally Mounted	100%	2029	\$16,400	5	\$100	
Ground					<u>`</u>	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	90%	2036	* *	10	\$6,700	
	Other Observation, Extent: Lig Location: Throughout The B Explanation: T-8 Lamps		90%			
Fluorescent	5% Compact Fluorescent Light, Ex Location : First Floor	2036 tent : Light, Area Affa	* * ected : 100%	10	\$400	
LED	5%	2036	* *			
Egress Lighting						
Emergency, Battery	40%	2026	\$4,700	10	\$800	
Emergency, Battery	10%	2036	* *	10	\$200	
Exit, Service	20%	2026	\$300	1		
Exit, Service	30%	2036	* *	1		
Exterior Lighting						
Fluorescent	20% T-12 Lamps And Fixtures, Exte Location : Outside Wall	2026 ent : Light, Area Affec	\$5,600 ted: 100%	10	\$100	
HID	10%	2026	\$3,300	10		
No Component	70%					
Alarm Security System No Component	70%					
Generic	30%	2036	* *	1	\$900	
Fire/Smoke Detection		2030			Ψ200	
No Component	70%	2026	ماد ماد	1.2	01 50 0	
Generic, Digital	30%	2036	* *	1-3	\$1,500	

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

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

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

Asset #: 13281

Mechanical	Current Repair		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2036	* *	1	\$4,000	
			xtent : Light, Area	Affected	! : 100%			
			t Boiler Room					
- 	Explana	tion : 1 Uni	t					
Distribution	1000/			• • • •	ماد ماد		.	
Hot Wtr Piping/Pump	100%			2039	* *	4	\$600	
Terminal Devices	400/			• • • •	ate at		A.	
Air Handler	40%			2036	* *	1	\$2,000	
Convector/Radiator	55%			2036	**	1	\$1,400	
Unit Heater - Hot Water	r 5%			2031	\$1,500			
Air Conditioning								
Energy Source	1000/			20.47	* *	1		
Electricity	100%			2047		1		
Conversion Equipment	000/			2026	* *	1	¢2 000	
Reciprocating	80%			2036	* *	1	\$3,000	
Compr/Chiller	Othon Ob	compation E	Swight : Light Auga	Affaatad	1 - 1000/			
	Location		xtent : Light, Area	Ајјестеи	. 100/0			
		t . Rooj tion : 1 Uni	it D 110a					
D DI II.			ı. K-410a	2021	ф12 200		#100	
Exterior Pkg Unit -	20%			2031	\$13,300	2	\$100	
Cooling	Oth on Oh	annation E	Sutant Light Auga	1 ffactad	1. 1000/			
	Location		xtent : Light, Area	Ајјестеа	1. 100%			
		t . Rooj tion : 1 Uni	it P 107c					
Terminal Devices	Ехрійни	iion . 1 Oni	t. K-40/C					
Air Handler/Dir	80%			2036	* *	1		
Expansion	8070			2030		1		
No Component	20%							
Heat Rejection	2070							
Air Cooled Condenser	100%			2036	* *	2	\$5,600	
Unit	10070			2030		2	Ψ5,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,100	
Exhaust Fans								
Interior	80%			2036	* *	2	\$200	
Roof	20%			2031	\$2,700	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
 								

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

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

Asset #: 13281

echanical	Current Repair	Future	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ımbing						
Water Heater						
Gas Fired	100%	2031	\$5,000	2	\$100	
	Recent Replace Evident, Extended Location: Basement	nt : Light, Area Affec	cted : 100%			
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location: Basement					
	Explanation: 36 Gallon					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2031	\$1,200	4	\$300	
Fixtures						
Generic	100%					

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : BROAD CHANNEL BRANCH LIBRARY

Address : 16-26 CROSS BAY BLVD.

Borough : QUEENS Agency's Number : BC

Area Sq Ft : 1,940 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 13-Feb-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 15481 Lot : 530 BIN : 4297581

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$35,000
Total		\$35,000
Importance Code B		\$35,000
Total		\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$57,300			
Interior Architecture	\$2,400		\$1,000	\$100
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$200	\$100	\$200	\$100
Total	\$60,000	\$200	\$1,300	\$300
Importance Code A	\$57,500		\$100	
Importance Code B	\$2,100	\$200	\$1,200	\$300
Importance Code C	\$500			
Total	\$60,000	\$200	\$1,300	\$300



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

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

Asset #: 13282

Architecture		Current F	Repair	Futu	e Replacement		l aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	st Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	• • • •		410.100	• • • • •			4.5 - 0.0	
Metal Panel	Corrosion Location Deteriora Location Not Insula Location Condition Paint Pee	n: At Base (ted Finish, n: Through ated, Extent n: Original ons ling, Extent n: Through	\$19,100 Extent: Moderate, A Of Building Along Extent: Moderate, out Building : Severe, Area Aff ly A Temporary Sta : Severe, Area Aff out Facade And W Stent: Severe, Area	Perimete Area Af ected : 1 ructure, 1 ected : 5 indow Ti	cted : 20% or fected : 25% 90% Not Insulated Fo wims	* 5 or Various	\$2,700 Weather	
	Location	n : At Rear I	Below Window Sill					
Window Wall	35%			2041		* 5	\$6,300	<u></u>
Window Wall	Location			2041 Affected		* 5	\$6,300	
Roof	Zilpitiiti							
	Location Corrosion Location Water Pen	n: Gutters I n/Rusting, E n: Gutters netration, E	ents, Extent : Seve Misaligned, Leakin Extent : Severe, Are Extent : Moderate, A uks Evident In Staff	g And M a Affecte Area Affe	issing Leader L d : 10% cted : 10%	ines		
Soffits	200/		44.	•		a.		
Alum/Vinyl Siding	Corrosion Location Water Pen Location Other Ob. Location	n: Edges Oj netration, E n: Edges Oj servation, E n: Through	\$12,300 Extent: Moderate, A of Sofit At Metal Str Extent: Moderate, A of Sofit At Metal Str Extent: Light, Area out Soffit Dosite Aluminum P	ucture Area Affe ucture Affectea	cted : 10% cted : 10%	*		
Exposed Struc: Steel	Corrosion Location Worn/Ero	n : At Joint . ded, Extent	\$1,000 xtent : Moderate, 2 Between Soffit Stru : Light, Area Affeo n Of Soffit Structu	cture An	cted : 10% d Panels	* 5	\$600	
terior								
Floors	65%			2030	\$26.10	00 3	\$2,800	
Carpet Ceramic Tile	10%			2030	\$26,10	00 3 * 5	\$300	
Vinyl Tile	25% Patching	Evident, Ex	tent : Light, Area A Service Desk	2036	*	* 3	\$300	

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

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

Asset #: 13282

Priority

ectrical	Current Repair	Future Re	eplacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	\$1,600	5		
	Other Observation, Extent : Light	, Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : No Available Nan	neplate Rating Cap	acity			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	\$35,000	5	\$100	
Raceway						
Conduit	100%	2041	* *	1		
Panelboards						
Molded Case Bkrs	100%	2039	* *	5	\$100	
Wiring						
Thermoplastic	100%	2041	* *	1		

Ground

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

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

Asset #: 13282

Electrical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	98%	2036	* *	10	\$1,700	
	Other Observation, Extent: L Location: Throughout The E Explanation: T-5 Lamps	0	100%			
Fluorescent	2%	2036	* *	10		
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Compact Fluc	rescent Lights				
Egress Lighting						
Emergency, Service	50%	2036	* *	1		
Exit, Service	50%	2036	* *	1		
Exterior Lighting						
HID	30%	2026	\$2,400	10		
No Component	70%					
Alarm						
Security System						
No Component	20%					
Generic	80%	2031	\$5,100	1	\$600	
	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location : Reading Areas, C	Outside Perimeter				
	Explanation : CCTV Surveil	lance Cameras				

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	100%	2051	* *	1		
Conversion Equipment						
Heat Pump Air Sourced	100%	2032	* *	2	\$600	
_	Other Observation, Extent : Light, Ai	rea Affected : 100	0%			
	Location: Various Locations					
	Explanation: 6 Units					
Terminal Devices						
Fan Coil Unit/Heat	100%	2036	* *	1	\$600	
Air Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		

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

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

Asset #: 13282

Mechanical	Current Repair	Future I	Replacement	М		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Conversion Equipment						
Heat Pump Air Sourced	80%	2032	* *	2	\$100	
	Other Observation, Extent : Light, A	Area Affected :	100%			
	Location : Various Locations					
	Explanation: 6 Units					
Split Unit	20%	2039	* *			
	Other Observation, Extent: Light, A	Area Affected :	100%			
	Location: 1st Floor					
	Explanation: 1 Unit. R-410a					
Terminal Devices						
Fan Coil - 2 Pipe	20%	2039	* *	1	\$100	
No Component	80%					
Heat Rejection						
Air Cooled Condenser	20%	2039	* *	2	\$300	
Unit						
No Component	80%					
Ventilation						
Exhaust Fans						
Roof	10%	2031	\$300	2		
No Component	90%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2051	* *	1		
Water Heater	1000/					
Electric	100%	2029	\$1,700	4		
	Other Observation, Extent: Light, A	Area Affected :	100%			
	Location: 1st Floor					
	Explanation: One 10 Gallon					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : BROADWAY BRANCH LIBRARY
Address : 40-20 BROADWAY @STEINWAY ST.

Borough : QUEENS Agency's Number : BR

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 2022 - 2025	FY 2026 - 2031
Interior Architecture	\$24,600	
Electrical		\$107,900
Total	\$24,600	\$107,900
Importance Code B	\$24,600	\$107,900
Total	\$24,600	\$107,900

\$69,100 \$29,200 \$37,200 \$2,700	\$12,900 \$3,400 \$9,500	\$13,400 \$4,500 \$8,900	\$3,900 \$900 \$3,000
\$29,200	\$3,400	\$4,500	\$900
,	,	,	ŕ
\$69,100	\$12,900	\$13,400	\$3,900
060 100	012 000	012 400	#2 000
\$15,900			
\$800			
\$1,600	\$2,700	\$3,500	\$2,700
\$22,400	\$4,900	\$1,500	\$1,200
	\$3,000	\$4,800	
\$28,300	\$2,300	\$3,600	
FY 2022	FY 2023	FY 2024	FY 2025
	\$28,300 \$22,400 \$1,600 \$800 \$15,900	\$28,300 \$2,300 \$3,000 \$22,400 \$4,900 \$1,600 \$2,700 \$800 \$15,900	\$28,300 \$2,300 \$3,600 \$3,000 \$4,800 \$22,400 \$4,900 \$1,500 \$1,600 \$2,700 \$3,500 \$800 \$15,900



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

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

Asset #: 13283

Architecture		Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
kterior							
Exterior Walls							
Masonry: Brick	92%		LIFE	* *	5	\$22,300	
Granite Panels	3%		LIFE	* *	5	\$500	
Window Wall	5%		2048	* *	5	\$4,500	
Windows							
Aluminum	100%		2044	* *	5	\$7,200	
Parapets							
Masonry: Brick	95%		LIFE	* *	5	\$2,800	
Metal Panel	5%	Now \$600	2048	* *	5	\$300	
	Loose/Mis	s Fasteners, Extent : Modera	te, Area A	Affected : 10%			
	Location	: Coping At Upper Parapet					
Roof							
Modified Bitumen		Now \$27,700	2036	* *			
	_	en/Split, Extent : Moderate, A	rea Affec	cted : 10%			
		: Over Second Floor					
		netration, Extent : Moderate, A	Area Affe	ected : 10%			
	Location	: Over Second Floor					
Soffits							
Cast in Place Concrete	100%		LIFE	* *	5		
terior							
Floors							
Carpet	20%		2029	\$73,700	3	\$8,000	
Carpet	30%		2027	\$110,600	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	\$24,600	3	\$1,000	
		ervation, Extent : Moderate, .	Area Affe	ected : 10%			
		: Auditorium Basement					
	Explana	tion: 9 X 9 Tiles					
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	
	Water Per	netration, Extent : Moderate, A	Area Affe	ected : 10%			
	Location	: Second Floor					

Site Enclosure

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

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

Asset #: 13283

Architecture		Current F	Repair	Futur	e Replacemen	t	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co		ycle Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
Chain Link	100%			2048	*	* *			
		/Rusting, E. : Rear Of I	xtent : Light, Area Building	Affected	: 20%				
Retaining Walls									
Cast in Place Concrete	100%	4+	\$800	2048	*	* *			
		Crumbling, : Rear Of I	Extent : Light, Ard Building	ea Affecti	ed : 20%				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	4+	\$4,500	2041	*	* *			
		Crumbling, : Broadwa	Extent : Light, Are	ea Affecto	ed : 5%				
On-Site Walkways									
Cast in Place Concrete	100%	4+	\$2,700	2033	*	* *			
	Cracking/	Crumbling,	Extent : Moderate	, Area Aj	ffected : 30%				
	Location	: Rear Of	Building						
Activity Yard									
Cast in Place Concrete	100%	4+	\$8,800	2033	*	* *			
	_	Crumbling, : Rear Of I	Extent : Moderate Building	, Area Aj	ffected : 30%				

ectrical	Curre	nt Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2028	\$1,600	5	\$500	
	Other Observation	n, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Electi	rical Room					
	Explanation: Tv	vo 400 Amperes					
Switchgear / Switchboard							
Molded Case Bkrs	100%		2028	\$35,000	5	\$500	
Raceway							
Conduit	70%		2028	\$23,800	1		
Conduit	30%		2048	* *	1		
Panelboards							
Fused Disc Sw	5%		2027	\$800	5		
Molded Case Bkrs	65%		2027	\$10,500	5	\$300	
Molded Case Bkrs	30%		2044	* *	5	\$100	
Wiring							
Braided Cloth	70% 2-4	\$21,000	2053	* *	1		
	Insulation Aged, E	Extent : Severe, Area A	ffected :	100%			
	Location : Throi	ighout The Building	-				
Thermoplastic	30%		2048	* *	1		

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

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

Asset #: 13283

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	10%	2033	* *	10	\$1,600	
	T-8 Lamps And Fixtures, Extent	: Moderate, Area Aj	fected : 100%			
	Location: Basement					
Fluorescent	80%	2038	* *	10	\$13,100	
	T-8 Lamps And Fixtures, Extent	: Moderate, Area Aj	fected : 100%			
	Location : Throughout The But	lding				
Fluorescent	10%	2033	* *	10	\$1,600	
Tradiciocent	Other Observation, Extent : Mod		1: 100%	10	Ψ1,000	
	Location: Throughout The But					
	Explanation : Compact Fluore.	-				
Egress Lighting						
Emergency, Battery	30%	2028	\$7,800	10	\$1,300	
Emergency, Battery	20%	2038	**	10	\$900	
Exit, Service	45%	2028	\$1,200	1	4,00	
Exit, Service	5%	2038	**	1		
Exterior Lighting						
HID	100%	2028	\$72,900	10	\$100	
Alarm			4,-,,,,,		+	
Security System						
No Component	30%					
Generic	70%	2033	* *	1	\$4,700	
	Other Observation, Extent : Mod		d: 100%	_	4 1,7 1 1	
	Location: Throughout The But	-				
	Explanation : CCTV Surveillar	-				
Fire/Smoke Detection	1	****				
No Component	30%					
Generic, Digital	70%	2033	* *	1-3	\$7,700	

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

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

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

Asset #: 13283

Mechanical	Current Repair	Future Re	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Heating		•				
Distribution						
Hot Wtr Piping/Pump	100%	2036	* *	4	\$900	
Terminal Devices						
Convector/Radiator	100%	2033	* *	1	\$5,800	
Air Conditioning						
Energy Source						
Electricity	100%	2044	* *	1		
Conversion Equipment						
Exterior Pkg Unit - Cooling	70%	2033	* *	2	\$800	
Coomig	Other Observation, Extent : Light, Are	ea Affected : 70	0%			
	Location : One On Lower Roof, And					
	Explanation: 2 Units With R-410a	_	3			
Split Unit	30%	2033	* *			
Terminal Devices	3070	2033				
Fan Coil - 2 Pipe	30%	2033	* *	1	\$1,700	
-	70%	2033		1	\$1,700	
No Component	/076					
Heat Rejection	200/	2022	* *	2	¢2.700	
Dry Cooler	30%	2033		2	\$3,700	
No Component	70%					
Ventilation						
Distribution	1000/	LIDE	* *	2.5	¢0,000	
Ductwork/Diffusers	100%	LIFE		2-5	\$9,900	
Exhaust Fans	500/	2022	* *	2	#200	
Interior	50%	2033	**	2	\$300	
Roof	50%	2033	* *	2	\$300	
Plumbing						
H/C Water Piping	1000/	20.40				
Brass/Copper	100%	2048	* *	1		
Water Heater			***		****	
Gas Fired	100%	2027	\$11,000	2	\$300	
Sanitary Piping	1000/					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
No Component	90%					
Generic	10%	2033	* *	1	\$100	
	Other Observation, Extent : Light, Ar	ea Affected : 10	0%			
	Location : Boiler Room					
	Explanation: For Boiler Only					
Fixtures						_
Generic	100%					
Jertical Transport	·					

Vertical Transport

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

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

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QUEENS PUBLIC LIBRARY - 039 BROADWAY BRANCH LIBRARY

Asset #: 13283

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

Vertical Transport

Elevators

Hydraulic 100% LIFE **

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

Location : Basement To 2nd Floor Explanation : Basement To 2nd Floor

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Mechanical		\$713,300
Total		\$713,300
Importance Code B		\$713,300
Total		\$713.300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$7,700	\$13,300	\$4,500	\$3,300
Interior Architecture		\$7,700	\$1,100	\$13,400
Electrical	\$1,200	\$20,800	\$1,800	\$1,200
Mechanical	\$9,700	\$5,600	\$7,500	\$6,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$22,600	\$51,400	\$18,800	\$28,000
Importance Code A	\$8,600	\$14,300	\$5,500	\$4,300
Importance Code B	\$14,000	\$37,200	\$13,300	\$23,800
Importance Code C				
importante cour c				



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

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

Asset #: 14110

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	* *	5	\$8,000	
Metal Panel	5%			2054	* *	5-10	\$6,100	
Pre-Cast Concrete	10%			LIFE	* *	5	\$5,800	
Window Wall	40%			2058	* *	5	\$26,700	
Windows								
Aluminum	100%			2050	* *	5	\$6,700	
Parapets								
Metal Panel	5%			2054	* *	5	\$100	
Pre-Cast Concrete	45%			LIFE	* *	5	\$1,600	
No Component	50%							
Roof								
Modified Bitumen	10%	Now	\$7,700	2036	* *			
	Miss/Dam	aged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 25%			
	Location	: Section (Over Northeast Co	rner				
	Water Pen	etration, E.	xtent : Moderate, A	Area Affe	ected : 10%			
	Location	: Over No	rtheast Corner In (Children	s Area			
Modified Bitumen	90%			2036	* *	10	\$23,600	
Interior	,,,,						\$22 ,000	
Floors								
Carpet	55%			2029	\$214,000	3	\$23,200	
Cast in Place Concrete	10%			LIFE	**	5	\$6,200	
Ceramic Tile	5%			2041	* *	5	\$1,400	
Vinyl Tile	30%			2036	* *	3	\$3,200	
Interior Walls							4-,	
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	0070						ψο,οσο	
AcousTileSusp.Lay-In	95%			2045	* *	5	\$26,700	
ricous ricousp.Lay in)iscoloring	Extent : Moderate		ffected · 5%	5	Ψ20,700	
		: Basemen		, 11. 00. 17	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
E C41				LIEE	* *			
Exposed Struc: Steel	5%			LIFE				
Site Enclosure								
Fence/Gates	1000/			2072	* *			
Iron Picket	100%			2063	-1- W			
Site Pavements								
Public Sidewalk	1000/			2041	* *			
Cast in Place Concrete	100%			2041				

Electrical	С	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 14110

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	000/	2054	* *	5	¢100	
Fused Disc Sw	90% Other Observation, Extent: Moderate,	2054		5	\$100	
	Location: Electrical Room	mea myeciea	. 10070			
	Explanation: One 1,200 Amperes Ma	in Disconnect	Switch			
Fused Disc Sw	10%	2048	* *	5		
	Other Observation, Extent: Moderate,	Area Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 200 Amperes Main	Disconnect S	witch For Em	ergency		
Switchgear / Switchboard						
Fused Disc Sw	100%	2048	* *	5	\$100	
Raceway	100%	2049	* *	1		
Conduit Panelboards	100%	2048		1		
Fused Disc Sw	10%	2044	* *	5		
Molded Case Bkrs	90%	2044	* *	5	\$400	
Wiring	2 7 1 2				4 1 0 0	
Thermoplastic	100%	2048	* *	1		
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$100	
Ground						
Grounding Devices	1000/	LIEE	* *	5	\$200	
Generic Lighting	100%	LIFE		5	\$300	
Interior Lighting						
Fluorescent	30%	2033	* *	10	\$5,200	
	T-5 Lamps And Fixtures, Extent: Mode	erate, Area Aff	ected : 100%			
	Location: Throughout The Building					
Fluorescent	30%	2033	* *	10	\$5,200	
	T-8 Lamps And Fixtures, Extent: Mode Location: Throughout The Building	erate, Area Aff	ected : 100%			
Fluorescent	40%	2033	* *	10	\$6,900	
	Other Observation, Extent: Moderate,	Area Affected	: 100%		40,200	
	Location: Throughout The Building					
	Explanation: Compact Fluorescent L	amps				
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$2,300	
Exit, LED	50%	2056	* *	1		
Exterior Lighting HID	100%	2033	* *	10	\$100	
Alarm	10070	2033		10	\$100	
Security System						
No Component	30%					
Generic	70%	2033	* *	1	\$4,900	
	Other Observation, Extent : Moderate, Location : Throughout The Building	Area Affected	: 100%			
	Explanation : CCTV Surveillance Car	neras				

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

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

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

Asset #: 14110

Electrical	Current	Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	30%						
Generic, Digital	70%		2033	* *	1-3	\$8,100	

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		•••	de de			
Natural Gas	100%		2054	* *	1		
Conversion Equipment	1000/		2041	* *		#0.200	
Hot Water Boiler	100%		2041		1	\$9,300	
		ervation, Extent : Light, Area : Basement Boiler Room	і Ајјестеа	: 100%			
Distribution	Explanat	ion : 1 Unit					
Hot Wtr Piping/Pump	100%		2044	* *	4	\$900	
Terminal Devices	10070		2044		-	\$300	
Air Handler	90%		2033	* *	1	\$10,500	
Convector/Radiator	10%		2033	* *	1	\$600	
Air Conditioning	1070		2041		1	\$000	
Energy Source							
Electricity	100%		2050	* *	1		
Conversion Equipment	10070		2030		1		
Interior Pkg Unit -	100%		2029	\$713,300	2	\$1,200	
Cooling	10070		2027	\$713,300	2	\$1,200	
Heat Rejection							
Dry Cooler	100%		2033	* *	2	\$13,100	
Ventilation	10070					\$15,100	
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	\$11,600	2	\$300	
Sanitary Piping							
Cast Iron	100%	. ,	LIFE	* *	1		
		ning, Extent : Moderate, Are		d : 5%			
	Location	: Vent Piping Not Working F	Properly				
Storm Drain Piping		<u> </u>					
Cast Iron	100%		LIFE	* *	1		

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

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

Asset #: 14110

Mechanical	Current Repair	Future Rep	lacement	M	laintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sump Pump(s)						
Non-Submersible	100%	2033	* *	4	\$400	
Sewage Ejector(s)						
Electric	100%	2033	* *	4	\$700	
Backflow Preventer						
Generic	100%	2036	* *	1	\$1,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent: Location: Basement To 1s Explanation: One Unit	0 00	2%			
Fire Suppression						
Standpipe						
Generic	100%	2054	* *	1-5	\$9,500	
Sprinkler						
No Component	70%					
Generic	30%	2054	* *	1-2	\$1,600	

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : CORONA BRANCH LIBRARY

Address : 38-23 104TH ST.

Borough : QUEENS Agency's Number : C

Area Sq Ft : 7,080 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 04-Oct-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 1775 Lot : 71 BIN : 4044596

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$91,200	
Electrical		\$147,700
Mechanical		\$90,000
Total	\$91,200	\$237,700
Importance Code A	\$91,200	
Importance Code B		\$237,700
Total	\$91.200	\$237 700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$9,300		\$4,700
Interior Architecture		\$4,400		
Electrical	\$12,400	\$400	\$400	\$500
Mechanical	\$4,800	\$700	\$2,100	\$2,600
Total	\$17,200	\$14,800	\$2,500	\$7,800
Importance Code A	\$400	\$9,700	\$400	\$5,200
Importance Code B	\$16,800	\$5,100	\$2,200	\$2,700
Importance Code C				
Total	\$17,200	\$14,800	\$2,500	\$7,800



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

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

Asset #: 13284

Architecture	ecture Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$7,500	
Metal Panel	10%			2050	* *	5-10	\$6,900	
Window Wall	15%			2050	* *	5	\$5,700	
Windows								
Aluminum	100%			2046	* *	5	\$1,600	
Roof								
Metal Panel	45%			2043	* *	10	\$9,300	
Modified Bitumen		Now	\$91,200	2040	* *			1
		-	ings, Extent : Seve lti-purpose Room	re, Area	Affected : 10%			
			xtent : Severe, Are	a Affecte	d : 20%			
			rpose Room, Libra					
nterior								
Floors								
Cast in Place Concrete	5%			LIFE	* *	5	\$800	
Ceramic Tile	3%			2043	* *	5	\$200	
Granite Panels	5%			LIFE	* *	5	\$300	
Vinyl Tile	87%			2038	* *	3	\$2,300	
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%			2043	* *	5	\$7,000	
•	-	Discoloring, : Reading	Extent : Moderate	, Area Ą	ffected : 15%			
		_	xtent : Severe, Are	a Affecte	d · 10%			
			rpose Room, Libra					
Exposed Concrete	5%	··· P		LIFE	**	5	\$100	
Gypsum Board	15%			LIFE	* *	5	\$1,300	
ite Pavements	13/0			LIIL		<u> </u>	φ1,500	
Public Sidewalk								

of Fail Date Estimated Cost al (Years)	Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
00/0	2030	\$1,600	5	\$200	
Observation, Extent : Light, Area	Affected : 100%	+-,	3	\$200	
(tion : Electrical Room Basement	Observation, Extent : Light, Area Affected : 100% tion : Electrical Room Basement	Observation, Extent : Light, Area Affected : 100%	Observation, Extent : Light, Area Affected : 100% tion : Electrical Room Basement	Observation, Extent : Light, Area Affected : 100% tion : Electrical Room Basement

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

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

Asset #: 13284

Electrical		Current Repair	Futu	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Switchgear / Switchboard	1000/		• • • •	42.7. 000	_			
Molded Case Bkrs	100%		2030	\$35,000	5	\$200		
Raceway	400/		2020	Φ12 C00	1			
Conduit	40%		2030	\$13,600 * *	1			
Conduit	60%		2040		1			
Panelboards Fused Disc Sw	5%		2029	\$800	5			
Molded Case Bkrs	40%		2029	\$6,500	5	\$100		
Molded Case Bkrs	55%		2029	**	5	\$100 \$100		
Wiring	3370		2030			\$100		
Braided Cloth	40%	2-4 \$12,000	2055	* *	1			
Braided Clour		Aged, Extent : Moderate, Are		ed : 100%				
		: Basement	33					
Thermoplastic	40%		2030	\$12,000	1			
Thermoplastic	20%		2040	**	1			
Motor Controllers	2070		20.0		-			
Locally Mounted	100%		2028	\$16,400	5			
Ground				* ,				
Grounding Devices								
Generic	100%		LIFE	* *	5	\$100		
Lighting								
Interior Lighting								
Fluorescent	55%		2030	\$42,200	10	\$3,600		
		And Fixtures, Extent: Light,	Area Af	fected: 100%				
		: Throughout The Building						
Fluorescent	30%		2030	\$23,000	10	\$1,900		
	_	And Fixtures, Extent: Light, : Throughout The Building	Area Af	fected : 100%				
Fluorescent	10%		2030	\$7,700	10	\$600		
		ervation, Extent : Light, Area	Affected	l : 100%				
		: Throughout The Building						
	Explanat	tion : Compact Fluorescent L	ight Fixt	ures				
HID	5%		2030	\$2,600	10			
Egress Lighting								
Emergency, Battery	50%		2030	\$5,200	10	\$900		
Exit, LED	50%		2045	* *	1			
Exterior Lighting	5 00/		2020	014500	1.0			
HID	50%		2030	\$14,500	10			
No Component	50%							
Alarm								
Security System No Component	50%							
Generic	50%		2030	\$11,600	1	\$1,300		
Generic		ervation, Extent : Light, Area			1	\$1,500		
		: Inside And Outside Of The						
		tion : CCTV Surveillance Can	_					
	zapianai	Col. Sur remance Can						

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

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

Asset #: 13284

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%		2030	\$39,700	1-3	\$2,200	

Mechanical		Current Repair	Future Replacement			Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2040	* *	1		
Conversion Equipment						44	
Furnace	100%	·	2030	\$16,900	1	\$3,500	
	Location	ervation, Extent : Light, Area	і Ајјестеа	1:100%			
		: . Rooj tion : 1 Rooftop Package Uni	t				
Air Conditioning	Елрини	non . 1 Koojiop 1 uckuge Oni	ı				
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%		2030	\$90,000	2	\$400	
	-	gerant, Extent : Light, Area 2 : 1 Unit. Roof	Affected :	100%			
Heat Rejection Air Cooled Condenser Unit	100%		2030	\$14,500	2	\$4,900	
Ventilation							
Distribution Ductwork/Diffusers		0-2 \$3,300 eriorating, Extent : Moderate : Roof - Water Leaking To 1		* * Gected : 30%	2-5	\$3,900	
Exhaust Fans							
Roof	100%		2030	\$11,900	2	\$200	
Plumbing H/C Water Piping Brass/Copper	100%		2040	* *	1		
Water Heater							
Gas Fired	100%		2028	\$4,400	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Submersible	100%		2023	\$200	4	\$200	
Sewage Ejector(s) Electric	100%		2025	\$2,100	4	\$300	

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

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

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QUEENS PUBLIC LIBRARY - 039 CORONA BRANCH LIBRARY

Asset #: 13284

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

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : DOUGLASTON / LITTLE NECK BRANCH LIBRARY

Address : 249-01 NORTHERN BLVD.

Borough : QUEENS Agency's Number : DL

Area Sq Ft : 7,600 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 18-Oct-2018 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 8126 Lot : 87 BIN : 4169275

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$96,600	
Mechanical		\$299,400
Total	\$96,600	\$299,400
Importance Code A	\$96,600	\$59,500
Importance Code B		\$239,900
Total	\$96,600	\$299,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$12,300			
Interior Architecture	\$68,500	\$700		\$4,100
Electrical	\$700	\$900	\$700	\$1,800
Mechanical	\$2,200	\$800	\$2,600	\$800
Total	\$83,800	\$2,400	\$3,200	\$6,700
Importance Code A	\$12,700	\$400	\$400	\$500
Importance Code B	\$68,900	\$1,600	\$2,800	\$6,200
Importance Code C	\$2,100	\$400		
Total	\$83,800	\$2,400	\$3,200	\$6,700



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

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

Asset #: 13285

	Current Repair				Maintenance		
	Fail Date Esti (Years)	imated Cost	Year FY	Estimated Co	Cycle (Yrs)	Estimated Cost	Priority
1000/	0.2	#07.700	LIEE	•	* -	ФО ООО	
					* 3	\$9,800	
_				ceica . 1570			
Painted Sur	faces, Extent :	Light, Area A	ffected :	25%			
			a Affecte	d : 10%			
Location :	West Facade,	Chimney					
98%	Now	\$300	2046	*	* 5	\$200	
				Affected : 2%	3	\$200	
2%			2039	*	* 10		
50 /	NT	0700	LIEE	·	* -	Ф400	
					* 5	\$400	
-	-	m . Bevere, A	геи Ајјес	iea . 1070			
		Extent : Severe	, Area Aj	ffected : 50%			
Location:	Coping						
		\$11,300	LIFE		* 5	\$900	
-		Moderate, Ai	ea Affect	ted : 25%			
		ta Amag Affaa	tad - 200/	<i>!</i>			
		е, Агеи Ајјес	iea . 2076	9			
	-	derate, Area	Affected .	: 15%			
			33				
3%			LIFE	*	* 5	\$200	
1000/			• • • •			440000	
100%			2038	*	* 10	\$10,900	
45%			2031	\$70,80	0 3	\$10,200	
15%	Now	\$23,600	2032			\$2,600	
			ected : 10	00%			
	Library Office	e Area					
					3		
	Mary	¢26 200			3		
					3	\$1,100	
_	_						
	100% Misaligned/ Location: Painted Sur Location: Vertical Craction: 98% Broken/Mis. Location: 2% 5% Cracking/C. Location: Joint Morta Location: 92% Painted Sur Location: Worn/Erode Location: 3% 100% 45% 15% Worn/Erode Location: 10% 5% Cracking/C. Cracking/C.	100% 0-2 Misaligned/Bulging, Exter Location: West Facade Painted Surfaces, Extent: Location: West Facade Vertical Cracks, Extent: Moderation: Work Room 2% 5% Now Cracking/Crumbling, Exter Location: Coping Joint Mortar Miss/Erod, Extent: Location: Coping 92% Now Painted Surfaces, Extent: Location: West Parapet Spalling, Extent: Moderat Location: East Parapet Worn/Eroded, Extent: Moderat Location: East Parapet 3% 100% 45% 15% Now Worn/Eroded, Extent: Sex Location: Library Office 10% 5% 25% Now Cracking/Crumbling, Exter	100% 0-2 \$96,600 Misaligned/Bulging, Extent: Moderate, Location: West Facade On 249th Stree Painted Surfaces, Extent: Light, Area A Location: West Facade Vertical Cracks, Extent: Moderate, Are Location: West Facade, Chimney 98% Now \$300 Broken/Missing Elements, Extent: Seve Location: Work Room 2% 5% Now \$700 Cracking/Crumbling, Extent: Severe, A Location: Coping Joint Mortar Miss/Erod, Extent: Severe Location: Coping 92% Now \$11,300 Painted Surfaces, Extent: Moderate, Ar Location: West Parapet Spalling, Extent: Moderate, Area Affect Location: East Parapet Worn/Eroded, Extent: Moderate, Area Affect Location: East Parapet 3% 100% 45% 15% Now \$23,600 Worn/Eroded, Extent: Severe, Area Affet Location: Library Office Area 10% 5% 25% Now \$26,200 Cracking/Crumbling, Extent: Severe, A	100% 0-2 \$96,600 LIFE Misaligned/Bulging, Extent: Moderate, Area Aff Location: West Facade On 249th Street Painted Surfaces, Extent: Light, Area Affected: Location: West Facade Vertical Cracks, Extent: Moderate, Area Affecte Location: West Facade, Chimney 98% Now \$300 2046 Broken/Missing Elements, Extent: Severe, Area Location: Work Room 2% 2039 5% Now \$700 LIFE Cracking/Crumbling, Extent: Severe, Area Affect Location: Coping Joint Mortar Miss/Erod, Extent: Severe, Area Affect Location: Coping 92% Now \$11,300 LIFE Painted Surfaces, Extent: Moderate, Area Affect Location: West Parapet Spalling, Extent: Moderate, Area Affected: 20% Location: East Parapet Worn/Eroded, Extent: Moderate, Area Affected Location: East Parapet 100% 2038 45% 2031 15% Now \$23,600 2032 Worn/Eroded, Extent: Severe, Area Affected: 16 Location: Library Office Area 10% LIFE 5% 2043 25% Now \$26,200 2040 Cracking/Crumbling, Extent: Severe, Area Affected	100% 0-2 \$96,600 LIFE * Misaligned/Bulging, Extent: Moderate, Area Affected: 15% Location: West Facade On 249th Street Painted Surfaces, Extent: Light, Area Affected: 25% Location: West Facade Vertical Cracks, Extent: Moderate, Area Affected: 10% Location: West Facade, Chimney 98% Now \$300 2046 * Broken/Missing Elements, Extent: Severe, Area Affected: 2% Location: Work Room 2% 2039 * 5% Now \$700 LIFE * Cracking/Crumbling, Extent: Severe, Area Affected: 10% Location: Coping Joint Mortar Miss/Erod, Extent: Severe, Area Affected: 50% Location: Coping 92% Now \$11,300 LIFE * Painted Surfaces, Extent: Moderate, Area Affected: 25% Location: West Parapet Spalling, Extent: Moderate, Area Affected: 20% Location: East Parapet Worn/Eroded, Extent: Moderate, Area Affected: 15% Location: East Parapet 3% LIFE * 100% 2038 * 45% 2031 \$70,80 15% Now \$23,600 2032 * Worn/Eroded, Extent: Severe, Area Affected: 100% Location: Library Office Area 10% LIFE * 10% LIFE *	100%	100%

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

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

Asset #: 13285

Architecture	Architecture Currer		Repair	ir Future Replacement			Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2043	* *	5	\$900		
Concrete Masonry Unit	10%	4+	\$2,100	LIFE	* *	5	\$700		
			xtent : Moderate, A	Area Affe	ected : 5%				
	Location	: Basemen	t Storage Area						
Gypsum Board	75%			LIFE	* *	5	\$7,900		
Masonry: Brick	10%			LIFE	* *				
Ceilings									
AcousTileConcealSpLn	5%			2035	* *	5	\$700		
AcousTileSusp.Lay-In	75%			2047	* *	5	\$8,400		
AcousTileSusp.Lay-In	10%		\$9,800	2050	* *	5	\$600		
	Broken/Mi	issing Elem	ents, Extent : Seve	re, Area	Affected: 25%				
		: Pantry							
			Extent: Severe, A	rea Affec	cted : 25%				
	Location	: Pantry							
	Staining/L	Discoloring,	Extent: Severe, A	rea Affe	cted : 25%				
	Location	: Pantry							
Gypsum Board	10%			LIFE	* *	5	\$1,400		
Site Enclosure									
Fence/Gates									
Chain Link	100%			2040	* *				
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2043	* *				
On-Site Walkways									
Cast in Place Concrete	100%			2035	* *				
Parking/Driveway									
Asphalt	100%			2033	* *				

lectrical	Current Repair	Future Replacement	N	laintenance	
stem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts					
Service Equipment					
Molded Case Bkrs	100%	2040 * :	* 5	\$200	
	Other Observation, Extent : Light, Area	Affected: 100%			
	Location: Basement				
	Explanation : Main Service Disconnec	t Switch Rated At 400 An	iperes.		
Switchgear / Switchboard					
Molded Case Bkrs	100%	2040 **	* 5	\$200	
Raceway					
Conduit	100%	2040 **	* 1		
Panelboards					
Fused Disc Sw	50%	2038 **	* 5	\$100	
Molded Case Bkrs	50%	2038 * *	* 5	\$100	

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

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

Asset # : 13285

Electrical	Current Re	Current Repair Future Replac		М	aintenance	
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts	•	•				
Wiring						
Thermoplastic	100%	2040	* *	1		
Motor Controllers						
Locally Mounted	100%	2035	* *	5	\$100	
Fround						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
ighting						
Interior Lighting						
Fluorescent	10%	2030	+ -)	10	\$700	
	-	es, Extent : Light, Area	Affected : 100%			
	Location: Basement					
LED	90%	2038	* *			
Egress Lighting						
Emergency, Battery	50%	2035	* *	10	\$900	
Exit, Service	50%	2035	* *	1		
Exterior Lighting						
HID	30%	2030	\$9,300	10		
No Component	70%					
Marm						
Security System						
No Component	20%					
Generic	80%	2038		1	\$2,300	
	Other Observation, Extent : Light, Area Affected : 100%					
	-	reas And Outside Perime	eter			
	Explanation: CCTV	Surveillance Camera				
Fire/Smoke Detection	1000/		at at			
Generic, Digital	100%	2035	**	1-3	\$4,700	
		ent : Light, Area Affecte	a:100%			
	Location: Throughou	-	· 4 pu	, , ,		
	Explanation: Strobe	Lights, Manual Pull Stat	ions, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2028	\$59,500	1	\$3,800	
	Other Observation, Extent : Light, A	Area Affected : A	100%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2038	* *	4	\$600	

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

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

Asset #: 13285

Mechanical		Current Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Terminal Devices							
Air Handler	70%		2030	\$75,900	1	\$3,300	
Convector/Radiator	30%		2035	* *	1	\$700	
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment							
Int Pkg Unit -	100%		2028	\$164,000	2	\$500	
Heating/Cooling							
	-	igerant, Extent : Light, Area A	Iffected :	100%			
	Location	: Ceiling					
Heat Rejection							
Air Cooled Condenser	100%		2030	\$15,500	2	\$5,300	
Unit							
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,200	
Exhaust Fans							
Interior	100%		2030	\$27,400	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
Water Heater							
Gas Fired	100%		2029	\$4,700	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Non-Submersible	100%		2030	\$1,200	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.

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Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : EAST ELMHURST BRANCH LIBRARY

Address : 95-05 ASTORIA BLVD.

Borough : QUEENS Agency's Number : EE

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	FY 2022 - 2025	FY 2026 - 2031
Electrical	\$35,000	
Total	\$35,000	
Importance Code B	\$35,000	
Total	\$35,000	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$22,000		\$4,600	\$800
Interior Architecture	\$4,100	\$600		\$117,600
Electrical	\$8,900	\$13,900	\$56,400	\$700
Mechanical	\$5,500	\$500	\$1,200	\$500
Total	\$40,500	\$15,000	\$62,200	\$119,600
Importance Code A	\$22,400	\$400	\$6,700	\$1,200
Importance Code B	\$18,100	\$14,600	\$55,600	\$118,400
Importance Code C				
Total	\$40,500	\$15,000	\$62,200	\$119,600



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

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

QUEENS PUBLIC LIBRARY - 039 EAST ELMHURST BRANCH LIBRARY

Asset #: 13286

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$13,800	
Window Wall	15%			2044	* *	5	\$9,100	
Windows								
Aluminum	100%			2040	* *	5	\$1,500	
Roof								
Modified Bitumen	100%			2032	* *	10	\$22,000	
		place Evide : Through	ent, Extent : Light, out	Area Aff	ected : 100%			
nterior								
Floors								
Carpet	70%			2025	\$113,500	3	\$16,400	
		place Evide : Through	ent, Extent : Light, out	Area Aff	ected : 100%			
Cast in Place Concrete	5%			LIFE	* *	5	\$1,300	
Ceramic Tile	5%			2033	* *	5	\$600	
Vinyl Tile	20%			2032	* *	3	\$900	
•	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: Through	out					
Interior Walls								
Concrete Masonry Unit	10%			LIFE	* *	5	\$500	
Folding Partition	5%			2046	* *	5	\$1,500	
Glass: Single Pane	10%			LIFE	* *	5	\$900	
Gypsum Board	75%			LIFE	* *	5	\$5,200	
• •	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: Through	out					
Ceilings								
AcousTileConcealSpLn	95%			2041	* *	5	\$13,900	
			ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: Through	out					
Exposed Struc: Steel	5%			LIFE	* *			

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2024	\$1,600	5	\$200	
	Other Observation, Extent: Moderate	, Area Affect	ted : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch F	Rated At 400	Amperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2024	\$35,000	5	\$200	
Raceway						
Conduit	80%	2024	\$27,200	1		
Conduit	20%	2034	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site 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	N	Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Panelboards					
Molded Case Bkrs	80%	2023 \$13,000	5	\$200	
Molded Case Bkrs	20%	2032 **	5		
Wiring	0.007				
Thermoplastic	80%	2024 \$24,000	1		
Thermoplastic	20%	2034 **	1		
Ground					
Grounding Devices Generic	100%	LIFE **	5	\$100	
	100%	LIFE	3	\$100	
Lighting Interior Lighting					
Fluorescent	80%	2032 **	10	\$5,700	
ruorescent		nt : Moderate, Area Affected : 100%		\$5,700	
	Location: Throughout The I				
Fluorescent	5%	2032 **	10	\$400	
Tuorescent		Ioderate, Area Affected : 100%	10	\$ + 00	
	Location: Throughout The I				
	Explanation : Compact Fluo	_			
Fluorescent	15%	2032 **	10	\$1,100	
Tuorescent		nt : Moderate, Area Affected : 100%		φ1,100	
	Location: Throughout The I				
Egress Lighting					
Emergency, Battery	20%	2024 \$2,300	10	\$400	
Exit, Service	80%	2022 \$1,000	1		
Exterior Lighting		-			
HID	100%	2032 **	10		
Alarm					
Security System					
Generic	100%	2032 **	1	\$2,900	
		Ioderate, Area Affected : 100%			
	Location: Throughout The I	_			
	Explanation : CCTV Surveil	lance Cameras			
Fire/Smoke Detection	1000/	2022	1.0	# 4.000	
Generic	100%	2032 **	1-3	\$4,800	
		Noderate, Area Affected : 100%			
	Location: Throughout The I	-	1 D :		
	Explanation : Strobe Lights,	Manual Pull Station, Horns And Sm	oke Dete	ctors	

Mechanical	Current Repair	Future Re	placement	Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Esti FY		vcle Estimated Cost (rs)	Priority
Heating					
Energy Source Natural Gas	100%	2044	** 1		

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

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

Asset #: 13286

Mechanical	Current Repa	ir Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment					** ***	
Furnace	100%	2032	**	1	\$3,900	
		t : Light, Area Affected : 10	10%			
	Location: Roof	D. I. T. I.				
	Explanation: 1 Rooftop	Package Unit				
Terminal Devices	200/	2025	* *		Ф000	
Convector/Radiator	30%	2037	* *	1	\$800	
No Component	70%					
Air Conditioning						
Energy Source	1000/	2040	* *	1		
Electricity	100%	2040	* *	1		
Conversion Equipment	1000/	2022	* *	2	0.700	
Ext Pkg Unit -	100%	2032	4-4-	2	\$500	
Heating/Cooling	Other Observation Exten	t : Light, Area Affected : 10	000/			
	Location: Roof	i . Ligiii, Area Ajjeciea . 10	00/0			
	·	Package Unit, R-410a Refi	rioerant			
Ventilation	Emplementon : 1 Roojtop	Tuenage omi, it it ou iteji	igerani			
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,400	
Exhaust Fans	10070				ψ.,	
Roof	100%	2032	* *	2	\$200	
Plumbing					+	
H/C Water Piping						
Brass/Copper	100%	2044	* *	1		
Water Heater						
Gas Fired	100%	2022	\$4,800	2	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : EAST FLUSHING BRANCH LIBRARY

Address : 196-36 NORTHERN BLVD.

Borough : QUEENS Agency's Number : EF

Area Sq Ft : 6,250 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 03-Oct-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 5520 Lot : 18 BIN : 4124564

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$61,700	
Interior Architecture		\$73,200
Electrical		\$35,000
Mechanical	\$71,100	\$53,800
Total	\$132,800	\$162,100
Importance Code A	\$61,700	
Importance Code B	\$71,100	\$162,100
Total	\$132,800	\$162,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$7,800	\$1,400		\$19,500
Interior Architecture		\$4,200	\$1,200	
Electrical	\$6,500	\$700	\$600	\$9,000
Mechanical	\$26,200	\$1,100	\$2,400	\$17,700
Site Enclosure	\$800			
Site Pavements	\$700			
Total	\$42,100	\$7,400	\$4,300	\$46,200
Importance Code A	\$32,300	\$1,700	\$300	\$19,900
Importance Code B	\$8,300	\$5,700	\$3,900	\$26,300
Importance Code C	\$1,500			
Total	\$42,100	\$7,400	\$4,300	\$46,200



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

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

Asset #: 13287

Architecture		Current l	Repair	Future Replacement Mainter		aintenance	nance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Masonry: Brick	Spalling, I		\$61,700 vere, Area Affected		**	5	\$9,400	
Window Wall	10%	: Base Of	Building At Front		ina Siae Yara Base **	5	\$3,900	
Window Wall Windows	10%			2050		3	\$3,900	
Aluminum	100%			2038	* *	5	\$2,500	
Parapets	10070			2030			Ψ2,500	
Masonry: Brick	Spalling, I		\$7,800 vere, Area Affected Face Of Parapet V		**	5	\$1,300	
Masonry: Limestone	5%			LIFE	* *	5	\$100	
Metal: Cage/Fence No Component	2% 3%			2043	* *	5-10	\$200	
Roof Modified Bitumen	Location Other Obs Location	: Main Ro ervation, E : Main Ro	Extent : Moderate, 2 pof		* * ected : 2%	10	\$17,500	
	Explana	tion : Clog	ged Drain					
Soffits Aluminum Sunshades	75%			2033	* *	10		
Stucco Cement Interior	25%			2035	T T	5		
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$2,000	
Ceramic Tile	5%			2039	* *	5	\$500	
Vinyl Tile	85%			2030	\$73,200	3	\$3,000	
Interior Walls								
Concrete Masonry Unit	40%			LIFE	* *	5	\$2,400	
Glass: Single Pane	5%			LIFE	* *	5	\$600	
Gypsum Board	55%			LIFE	* *	5	\$4,900	
Ceilings	90%			2043	* *	5	\$8,400	
AcousTileSusp.Lay-In Exposed Struc: Steel	10%			LIFE	**	5	\$6,400	
Site Enclosure	1070			LII L				
Fence/Gates								
Chain Link		_	\$800 Extent : Moderate, A e And Rear Of Build		* * cted : 5%			
Free Standing Walls								
Cast in Place Concrete	100%			2065	* *			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			

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

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

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QUEENS PUBLIC LIBRARY - 039 EAST FLUSHING BRANCH LIBRARY

Asset #: 13287

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2-4 \$700 2043 **

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

Location : Side Yard

Electrical		Current Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2030	\$1,600	5	\$200	
		rervation, Extent : Light, Area	Affected	: 100%			
		: Electrical Room	.1 11				
C'4-1/ C'4-111	Explana	tion : No Nameplate Rating A	vailable.				
Switchgear / Switchboard Molded Case Bkrs	100%		2030	\$35,000	5	\$200	
Raceway	10070		2030	\$33,000	3	\$200	
Conduit	100%		2030	\$34,000	1		
Panelboards	10070		2030	Ψ54,000			
Molded Case Bkrs	90%		2029	\$14,600	5	\$100	
Molded Case Bkrs	10%		2046	**	5	\$100	
Wiring							
Braided Cloth	20%	2-4 \$6,000	2055	* *	1		
	Insulation	Aged, Extent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Electrical, Mechanical Roo	ms				
Thermoplastic	80%		2030	\$24,000	1		
Motor Controllers							
Locally Mounted	100%		2028	\$16,400	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							
Interior Lighting Fluorescent	1%		2025	\$700	10	\$100	
riuorescent		os And Fixtures, Extent : Ligh		*	10	\$100	
	_	os Ana Fixiares, Extent : Ligh o : Mechanical Room	i, 211 cu 21	<i>Jecica</i> . 10070			
LED	99%		2038	* *			
Egress Lighting	99 70		2030				
Emergency, Battery	50%		2035	* *	10	\$800	
Exit, Service	50%		2035	* *	1	φοσσ	
Exterior Lighting	2370		2000		•		
Fluorescent	25%		2025	\$5,400	10	\$100	
		Fluorescent Light, Extent : Lig			-	70	
		: Front And Side Of The Buil					
HID	5%		2025	\$1,300	10		
No Component	70%			4-,500			

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

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

Asset #: 13287

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	30%					
Generic	70%	2038	* *	1	\$1,600	
	Other Observation, Extent :	Light, Area Affected : 100%	Ó			
	Location : Reading Areas	Front And Side Of The Buil	ding			
	Explanation: CCTV Surv	eillance Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$3,900	
_	Other Observation, Extent :	Light, Area Affected : 100%	ó			
	Location : Throughout Th	e Building				
	Explanation : Smoke Dete	ectors, Alarm Bells, Manual I	Pull Station	s, Strobe	Light And Horns	

Mechanical	Cur	rrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2040	* *	1		
Conversion Equipment							
Hot Water Boiler	100% 0-	. ,	2050	* *	1	\$2,800	
		oment, Extent : Moderat ne Unit In Boiler Room	e, Area A <u>j</u>	fected : 100%			
Distribution							
Hot Wtr Piping/Pump	100%		2038	* *	4	\$500	
Terminal Devices							
Convector/Radiator	40%		2035	* *	1	\$800	
No Component	60%						
	Location : Air	tion, Extent : Light, Are r Conditioning Units Air Handler Is Coveres			ction		
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment							
Reciprocating Compr/Chiller	100%		2030	\$53,800	1	\$2,900	
Compil Cimici	R-22 Refrigeral Location : 1 U	nt, Extent : Light, Area	Affected :	100%			
m : 1D :	Location : 1 (Эпи. коој					
Terminal Devices	1000/		2025	¢71 100	1	#2 000	
Air Handler/Cool/Ht	100%		2025	\$71,100	1	\$3,900	
Heat Rejection	1000/		2020	#12 000	2	Φ4 400	
Air Cooled Condenser Unit	100%		2030	\$12,800	2	\$4,400	
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,500	
Ductwork/Diffusers	10070		LIFE		2-3	\$5,500	

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

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

Asset #: 13287

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation entilation							
Exhaust Fans							
Interior	50%		2025	\$11,300	2	\$100	
Roof	50%		2025	\$5,300	2	\$100	
lumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
Water Heater							
Gas Fired	100%		2028	\$3,900	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

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

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Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$36,700	\$361,900
Mechanical		\$1,017,800
Total	\$36,700	\$1,379,600
Importance Code A	\$36,700	\$361,900
Importance Code B		\$1,017,800
Total	\$36,700	\$1,379,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$32,600
Interior Architecture	\$32,300		\$6,600	\$600
Electrical	\$1,200	\$900	\$30,400	\$1,800
Mechanical	\$14,600	\$4,600	\$34,100	\$6,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$56,000	\$13,400	\$78,900	\$48,900
Importance Code A	\$12,300	\$1,600	\$1,600	\$34,100
Importance Code B	\$43,700	\$11,800	\$77,300	\$14,200
Importance Code C				\$600
Total	\$56,000	\$13,400	\$78,900	\$48,900



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

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

Asset #: 14553

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component	% of		Estimated Cost		Estimated Cost		Estimated Cost	Priority
Туре	Total	(Years)		FY		(Yrs)		
Exterior	•			•				•
Exterior Walls								
Cast Stone/Terra Cotta	50%			LIFE	* *	5	\$254,600	
Masonry: Brick	5%			LIFE	* *	5	\$3,300	
Metal, Corrugated	5%			2055	* *	1		
Metal Panel	10%			2055	* *	5-10	\$44,800	
Window Wall	30%			2055	* *	5	\$73,300	
Windows								
Aluminum	100%			2051	* *	5	\$8,200	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	* *	5	\$6,000	
Concrete Masonry Unit	70%			LIFE	* *	5	\$3,100	
Metal Rail	10%			2046	* *	5-10	\$7,000	
Roof								
Green, Roof Inaccessible				LIFE	* *			
IRMA/Protected	80%			2037	* *	10	\$70,600	
Membrane								
Soffits								
Metal Panel	100%			2055	* *	5-10		
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	* *	5	\$30,900	
Sheet Vinyl/Rubber	55%			2037	* *	5	\$38,800	
Wood	15%			2064	* *	5	\$13,200	
Interior Walls								
Cast Stone/Terra Cotta	2%			LIFE	* *			
Folding Partition	1%			2045	* *	5	\$1,200	
Gypsum Board	75%			LIFE	* *	5	\$21,100	
Masonry: Brick	2%			LIFE	* *			
Metal Panel	10%			LIFE	* *			
Plywood/Hardboard	5%			LIFE	* *			
			xtent : Light, Area	Affected	! : 100%			
		: Through				_		
		tion : Comp	osite Plastic Prod		trances To Librar			
Wood	5%			LIFE	* *	5	\$9,400	
Ceilings								
AcousTileSusp.Lay-In	55%			2042	* *	5	\$25,900	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	20%			LIFE	* *	5	\$11,800	
Metal Panel	10%			LIFE	* *	5	\$5,900	
Plywood/Hardboard	5%			2055	* *	1		
			xtent : Light, Area					
			Entrances To Libra	•				
		tion : Comp	osite Plastic Mate	rial Used				
Wood	5%			LIFE	* *	5	\$20,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2073	* *			

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

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

Asset #: 14553

Architecture		Current Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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		Current Repair	Futur	e Replacement	М	aintenance		
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts	•							
Service Equipment								
Fused Disc Sw	100%		2049	* *	5	\$100		
	Other Obser	rvation, Extent : Light, Area	Affected	: 100%				
	Location:	Electrical Room						
	Explanatio	on : One 2,500 Amperes Mai	n Servic	e Switch				
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	\$500		
Lighting								
Interior Lighting								
Fluorescent	95%		2034	* *	10	\$27,400		
	T-8 Lamps A	And Fixtures, Extent : Light,	Area Afj	fected : 100%				
	Location:	Throughout						
Fluorescent	5%		2034	* *	10	\$1,400		
11001202111	-	uorescent Light, Extent : Lig		Affected : 100%	10	Ψ1,.00		
	•	Throughout		55				
Egress Lighting		-						
Emergency, Battery	50%		2029	\$23,000	10	\$3,800		
Exit, LED	50%		2057	**	1	4-7		

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

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

Asset #: 14553

Electrical	Current Repair	Future Repla	acement	M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
Fluorescent	20%	2034	* *	10	\$600	
LED	2%	2034	* *			
	Other Observation, Extent : Lig	ght, Area Affected : 100%	ó			
	Location: 2nd Floor Media	Center				
	Explanation : LED Lighting (Observed				
No Component	78%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2034	* *	1	\$3,500	
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2034	* *	1-3	\$6,000	
Mechanical	Current Repair	Future Repla	acement	M	aintenance	

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating	•							
Energy Source Natural Gas	100%			2049	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$12,300	2034	* *	1	\$14,000	
		_	nt : Severe, Area A	ffected :	100%			
	Location	: Basemen	nt .					
	Other Obs	ervation, E	xtent : Moderate, 2	Area Affe	ected : 100%			
	Location	: Basemen	nt .					
	Explanat	ion : No M	lakeup Air Or Vent	ilation In	n Mechanical Room	ı		
Distribution								
Hot Wtr Piping/Pump	100%			2037	* *	4	\$1,600	
Terminal Devices								
Air Handler	100%			2029	\$448,600	1	\$19,400	
Air Conditioning								
Energy Source								
Electricity	100%			2045	* *	1		
Conversion Equipment								
Ext Pkg Unit -	80%			2029	\$319,500	2	\$1,500	
Heating/Cooling								
Split Unit	20%			2029	\$136,200			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$40,900	
Ventilation								
Distribution								
Ductwork/Diffusers	20%			LIFE	* *	2-5	\$3,500	
No Component	80%							

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

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

Asset #: 14553

Mechanical	Current Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year I	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Interior	100%	2029	\$113,500	2	\$1,000	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2039	* *	1		
Water Heater						
Gas Fired	100%	2024	\$19,500	2	\$500	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2029	\$9,200	4	\$1,300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, 2	Area Affected :	100%			
	Location : All Floors					
	Explanation: 2 Elevators					
Escalators						
Not Accessible	100%					
Fire Suppression						
Sprinkler						
No Component	50%				*	
Generic	50%	2049	* *	1-2	\$4,400	

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$675,200
Interior Architecture		\$232,000
Electrical		\$549,200
Mechanical	\$52,200	\$2,802,200
Total	\$52,200	\$4,258,600
Importance Code A		\$675,200
Importance Code B	\$52,200	\$3,548,000
Importance Code C		\$35,500
Total	\$52,200	\$4,258,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$30,500		\$9,700	\$11,100
Interior Architecture	\$28,400	\$4,600		\$15,300
Electrical	\$12,700	\$5,800	\$16,000	\$6,900
Mechanical	\$39,200	\$19,600	\$54,600	\$20,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$118,700	\$38,000	\$88,200	\$61,900
Importance Code A	\$33,400	\$2,900	\$12,800	\$14,000
Importance Code B	\$85,300	\$32,600	\$75,500	\$48,000
Importance Code C		\$2,500		
Total	\$118,700	\$38,000	\$88,200	\$61,900



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

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

Asset #: 4200

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	\$9,300	
Metal/Glass Curt Wall	45%			LIFE	* *	5	\$39,300	
Metal Panel	3%			2049	* *	5-10	\$9,600	
Metal Coiling Doors	3%			2042	* *	5	\$4,400	
Granite Panels	27%			LIFE	* *	5	\$9,400	
Window Wall	2%			2049	* *	5	\$3,500	
Windows	000/			2045	* *	-	#22 200	
Aluminum	98%			2045	* *	5	\$22,200	
Metal Louvers	2%			2038	* *	10	\$2,800	
Parapets Magangu Bright	50/			LIDD	* *	_	#200	
Masonry: Brick	5%			LIFE	* *	5	\$300	
Metal/Glass Curt Wall	50% 35%			2049 2042	**	5	\$10,800 \$35,100	
Metal Rail Granite Panels		N	¢7,000		* *	5-10		
	10%		\$7,000 od, Extent : Moder	LIFE		5	\$600	
		: Coping	oa, Extent . Moder	uie, Arei	i Affectea . 5076			
			d, Extent : Modera	to Amag	Affacted : 500/			
		: Coping	и, Ехіені . Мойега	ie, Areu	Affected . 50%			
Roof	Locuiton	. Coping						
Built-Up (BUR)	90%			2029	\$595,400	10	\$40,500	
Plaza Roof: Stone Panels				2049	\$393, 4 00 * *	10	\$40,300	
Skylight, Plastic	2%			2042	* *	1		
Soffits	270			2072		1		
Metal Panel	40%			2049	* *	5-10		
Stucco Cement	60%			2042	* *	5		
Interior	0070			20.2				
Floors								
Carpet	30%			2028	\$362,400	3	\$52,400	
Cast in Place Concrete	10%			LIFE	**	5	\$19,100	
Ceramic Tile	5%			2038	* *	5	\$4,400	
Granite Panels	30%			LIFE	* *	5	\$19,700	
Vinyl Tile	18%			2034	* *	3	\$7,900	
Vinyl Tile	2%	Now	\$4,800	2034	* *	3	\$700	
	Patching I	Evident, Ex	tent : Moderate, Ai	ea Affec	ted : 20%			
	Location	: Treads C	n Main Stairs					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 20%			
	Location	: Treads C	n Main Stairs					
Wood	5%			2057	* *	5	\$8,200	
Interior Walls							-	
Ceramic Tile	5%			2038	* *	5	\$4,900	
				LIFE	* *	5	\$5,900	
Concrete Masonry Unit	15%							
Concrete Masonry Unit Glass: Single Pane	15% 10%			LIFE	* *	5	\$7,400	
Glass: Single Pane				LIFE LIFE	* *	5 5	\$7,400 \$35,500	
•	10%							

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

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

Asset #: 4200

Architecture		Current Repair	Futur	e Replacement	eplacement Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%		2042	* *	5	\$8,700		
Exposed Concrete	10%		LIFE	* *	5	\$1,400		
Gypsum Board	20%		LIFE	* *	5	\$21,800		
Metal Panel	15%		LIFE	* *	5	\$16,400		
	Other Obs	ervation, Extent : Light, Area	Affected	: 100%				
	Location	: Corridors						
	Explana	tion : Suspension Panels						
Metal Panel	25%		LIFE	* *	5	\$27,300		
Wood	20%		LIFE	* *	5	\$152,800		
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%		2049	* *				
	Other Obs	ervation, Extent : Light, Area	Affected	1: 100%				
	Location	: Planter Area By Entry						
	Explana	tion : This Is Actually Granite	Clad W	alls				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		2034	* *				
On-Site Walkways								
Masonry: Granite	100%		LIFE	* *				

lectrical	Current Repair	Future Repla	cement	M	aintenance	
rstem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2049	* *	5	\$100	
	Other Observation, Extent : Light, Ar Location : Electrical Room	ea Affected : 100%	Ó			
	Explanation: One 4,000 Ampere M	ain Disconnect Sw	itch			
Fused Disc Sw	50%	2049	* *	5	\$100	
	Other Observation, Extent : Light, Ar Location : Electrical Room	ea Affected : 100%	ó			
	Explanation : One 400 Ampere Mai	n Disconnect Switc	ch For Eme	rgency		
Transformers						
Dry Type	100%	2042	* *	5	\$200	
	Other Observation, Extent : Light, Ar	ea Affected : 100%	ó			
	Location: 3rd Floor Mechanical Ro	oom				
	Explanation: Two 75 Kilovolt-ampe	ere, 208v Pri - 480.	/266v Sec			
Switchgear / Switchboard						
Fused Disc Sw	100%	2049	* *	5	\$300	
Raceway						
Conduit	100%	2049	* *	1		

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

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

Asset #: 4200

Electrical	Current Rep	oair	Future	Replacement	М	aintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Panelboards					_	***		
Fused Disc Sw	10%		2045	* *	5	\$100		
Molded Case Bkrs	90%		2045	* *	5	\$1,400		
Wiring	1000/		2040	* *	1			
Thermoplastic	100%		2049	* *	1			
Motor Controllers Locally Mounted	10%		2042	* *	5			
Motor Control Center	90%		2042	* *	5	\$1,400		
Ground	7070		2042			\$1,700		
Grounding Devices								
Generic General Genera	100%		LIFE	* *	5	\$900		
Stand-by Power	100,0					4,00		
Transfer Switches								
Automatic	100%		2042	* *	1	\$18,000		
Generators								
Diesel	100% Now	\$4,000	2032	* *	1	\$20,300		
	Not in Service, Extent:	Moderate, Area A	Iffected .	5%				
	Location: Rooftop							
	Other Observation, Exte	ent : Moderate, Ai	rea Affed	eted : 100%				
	Location: Roof							
	Explanation: One 230) Kilowatt Does Λ	lot Oper	ate Due To Fuel L	eak			
Batteries	1000/		2022	#1 600	_	#2.2 00		
Lead/Acid	100%		2022	\$1,600	5	\$2,200		
Fuel Storage	700 / N	ФООО	2027	* *	_	#2.700		
Day Tank	50% Now Other Observation, Exte		2037		5	\$2,700		
	Location : Roof	eni . Ligni, Area A	престеи	. 3/0				
	Explanation: 75 Galle	on Tank Loaks						
Main Tank	50%		2057	* *	5	\$900		
Iviain Tank	Other Observation, Exte				3	\$900		
	Location: Basement	m . Ligni, Area A	1))естей	. 93/0				
	Explanation: 3,000 G	allon Tank						
Lighting	Explanation: 5,000 G	anon rann						
Interior Lighting								
Fluorescent	80%		2029	\$506,400	10	\$42,800		
	Other Observation, Exte	ent : Light, Area A				, , , , , , , , , , , , , , , , , , , ,		
	Location : Throughou	t The Building						
	Explanation: T-8 Lan	ips						
Fluorescent	18%		2034	* *	10	\$9,600		
	Compact Fluorescent Li	ight, Extent : Ligh	it, Area .	Affected : 100%		. ,		
	Location : Throughou							
Incandescent	2%		2034	* *	2			
Egress Lighting								
Emergency, Service	60%		2034	* *	1			
Exit, LED	40%		2057	* *				

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

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

		Asset #:	4200				
Electrical		Current Repair	Futui	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Exterior Lighting	5%		2024	* *	10	£200	
Fluorescent	_	El.,	2034		10	\$300	
	•	Fluorescent Light, Extent : 1 1 : Outside Perimeter	лдпі, Агеа	Affectea : 100%			
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	\$11,100	
Mechanical		Current Repair	Futui	e Replacement	M	aintenance	
Mechanical System Component Type	% of Total	Current Repair Fail Date Estimated Cos (Years)		re Replacement Estimated Cost		·	Priority
System Component Type		Fail Date Estimated Cos	t Year	-	Cycle	laintenance	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel		Fail Date Estimated Cos	t Year	-	Cycle	laintenance	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual	Total	Fail Date Estimated Cos	Year FY	Estimated Cost	Cycle (Yrs)	laintenance	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	100%	Fail Date Estimated Cos	2039 2034	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	Total 100% 100% Other Obs	Fail Date Estimated Cos (Years)	2039 2034	Estimated Cost **	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler	Total 100% 100% Other Obstaction	Fail Date Estimated Cos (Years)	Year FY 2039 2034 ea Affected	** ** 1: 100%	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment	100% 100% Other Obs Location Explana	Fail Date Estimated Cos (Years)	Year FY 2039 2034 ea Affected water	** ** 1: 100%	Cycle (Yrs)	Estimated Cost \$28,900	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump	Total 100% 100% Other Obstaction	Fail Date Estimated Cos (Years)	Year FY 2039 2034 ea Affected	** ** 1: 100%	Cycle (Yrs)	Estimated Cost	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	100% 100% Other Obs Location Explana 100%	Fail Date Estimated Cos (Years)	Year FY 2039 2034 ea Affected whilled Water 2037	** ** 1: 100% er Also **	Cycle (Yrs)	\$28,900	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices Air Handler	100% 100% Other Obs Location Explana 100% 60%	Fail Date Estimated Cos (Years)	2039 2034 ea Affected hilled Water 2037 2029	** ** 1: 100% er Also ** \$499,600	Cycle (Yrs)	\$28,900 \$21,700	Priority
System Component Type Heating Energy Source Interruptible Gas/Dual Fuel Conversion Equipment Hot Water Boiler Distribution Hot Wtr Piping/Pump Terminal Devices	100% 100% Other Obs Location Explana 100%	Fail Date Estimated Cos (Years)	Year FY 2039 2034 ea Affected whilled Water 2037	** ** 1: 100% er Also **	Cycle (Yrs) 1 1	\$28,900	Priority

Other Observation, Extent: Light, Area Affected: 100%
Location: Boiler Room, Basement

Explanation : 2 Combination Heater - Chiller Unit

	Explanation : 2 Combinatio	n Heater - Chiller Units			
Split Unit	1%	2029	\$12,600		
Distribution CW & CHW Wtr Pipe/Pump	100%	2039	* *	4	\$4,300

2039

2029

* *

\$1,213,700

1

1

\$62,500

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.

100%

99%

Air Conditioning
Energy Source
Natural Gas

Conversion Equipment Absorption

Chiller/Direct Fire

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

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

Asset #: 4200

Mechanical	Current I	Repair	Future Replacement		М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Terminal Devices							
Air Handler/Cool/Ht	100%		2029	\$664,100	1	\$36,100	
Heat Rejection							
Water Cooling Tower	100% Now Damaged, Extent: So Location: Roof Pol	**		\$224,700	2	\$47,000	
	Other Observation, E Location: Roof			: 100%			
	•	ita					
/entilation	Explanation: 2 Un	us					
Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$32,500	
Exhaust Fans	10070		LIFE		4-3	φ32,300	
Interior	95%		2029	\$200,100	2	\$1,700	
Roof	5%		2029	\$4,900	2	\$100	
Plumbing	370		2027	ψ1,200		Ψ100	
H/C Water Piping							
Brass/Copper	100%		2039	* *	1		
Water Heater	10070		2007				
Electric	100%		2024	\$52,200	4	\$300	
	Other Observation, E	Extent : Light, Area		·		42.11	
	Location : Boiler R	_					
	Explanation: 2 Un	its					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2029	\$17,100	4	\$2,300	
Backflow Preventer							
No Component	50%						
	Other Observation, E	0	Affected	: 0%			
	Location : Water Se	ervice Room					
	Explanation : Dome	estic Service					
Generic	50%		2029	\$7,500	1	\$1,800	
	Other Observation, E		Affected	: 100%			
	Location: 1st Floor						
	Explanation: Fire	Service					
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	**			
	Other Observation, E	-	Affected	: 100%			
	Location: C, M, L,						
	Explanation: Two	Units					

Fire Suppression

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

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

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QUEENS PUBLIC LIBRARY - 039 FLUSHING BRANCH LIBRARY

Asset #: 4200

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

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : FOREST HILLS BRANCH LIBRARY

Address : 108-19 71ST AVE.

Borough : QUEENS Agency's Number : FH

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$234,600	
Electrical		\$346,900
Mechanical		\$297,400
Total	\$234,600	\$644,300
Importance Code A	\$234,600	
Importance Code B		\$644,300
Total	\$234,600	\$644,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$20,500		\$6,500	\$1,000
Interior Architecture	\$3,300		\$7,700	\$1,300
Electrical	\$20,600	\$1,000	\$1,000	\$600
Mechanical	\$4,700	\$5,700	\$12,100	\$6,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,900	\$10,600	\$31,200	\$13,200
Importance Code A	\$21,600	\$1,100	\$7,600	\$2,100
Importance Code B	\$29,900	\$9,500	\$23,500	\$11,100
Importance Code C	\$1,500			
Total	\$52,900	\$10,600	\$31,200	\$13,200



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

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

Asset #: 13290

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	920/	NI	¢105 (00	LIEE	* *	-	¢20,400	
Masonry: Brick	_	Now	\$185,600	LIFE	ot ad . 100/	5	\$28,400	
		ı Cracks, E ı : Main En	xtent : Moderate, 1 trance	чтей Ајје	ciea . 1076			
			nt : Moderate, Are	ea Affecte	d · 5%			
		: East Fac						
Masonry: Limestone	5%	Now	\$20,500	LIFE	* *	5	\$1,300	
<u>-</u>			Extent : Moderate		fected : 25%	-	4-,	
	Location	: Window	Sills					
	Joint Mort	tar Miss/Er	od, Extent : Mode	rate, Area	a Affected : 50%			
	Location	: Window	Sills					
Granite Panels	3%			LIFE	* *	5	\$800	
Window Wall	10%			2039	* *	5	\$13,000	
Windows						_		
Aluminum	97%			2045	* *	5	\$2,100	
Metal Louvers	3%			2038	* *	10	\$400	
Parapets	95%	4+	\$49,000	LIFE	* *	5	\$3,900	
Masonry: Brick			\$49,000 derate, Area Affec			3	\$3,900	
		: Through		ica . 2070	,			
		_	: Moderate, Area	Affected .	20%			
		: Interior		33				
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,300	
Roof								
Modified Bitumen	100%			2037	* *	10	\$23,800	
			Extent : Light, Area	ı Affected	: 100%			
~ or	Location	: Through	out					
Soffits Cast in Place Concrete	100%			LIFE	* *	5		
Interior	10070			LIFE		3		
Floors								
Carpet	50%			2030	\$212,700	3	\$23,100	
Cast in Place Concrete	7%			LIFE	**	5	\$4,700	
Ceramic Tile	3%			2042	* *	5	\$900	
Terrazzo	5%			LIFE	* *	5	\$1,200	
Vinyl Tile	35%			2034	* *	3	\$5,400	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$2,900	
Concrete Masonry Unit	25%			LIFE	* *	5	\$5,800	
Gypsum Board	25%			LIFE	* *	5	\$8,800	
Plaster	40%			LIFE	* *	5	\$7,000	
SGFT/Glazed Masonry Ceilings	5%			LIFE				
AcousTileSusp.Lay-In	40%			2046	* *	5	\$12,300	
Plaster	60%			LIFE	* *	5	\$12,500	
Site Enclosure	3070						Ψ11,500	

Site Enclosure

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

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

Asset #: 13290

	Current Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
20%		2034	* *	5-10		
80%		2049	* *			
100%		2039	* *			
100%		2034	* *			
100%		2034	* *			
100%		2034	* *			
	20% 80% 100% 100%	% of Total (Years) 20% 80% 100% 100%	% of Total Fail Date (Years) Estimated Cost FY Year FY 20% 2034 2049 100% 2039 100% 2034 100% 2034	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost FY 20% 2034 ** 80% 2049 ** 100% 2034 ** 100% 2034 ** 100% 2034 **	% of Total Fail Date (Years) Estimated Cost FY Year FY Estimated Cost (Yrs) Cycle (Yrs) 20% 80% 2034 2049 ** 5-10 100% 2039 ** 100% 2034 ** 100% 2034 **	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost (Yrs) Cycle (Yrs) Estimated Cost (Yrs) 20% 80% 2034 2049 ** 5-10 ** 100% 2039 ** 100% 2034 ** 100% 2034 **

Electrical		Current Rep	oair	Future Replacement		M	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2029	\$2,700	5	\$100	
	Other Obs	ervation, Exte	ent : Light, Area	Affected	! : 100%			
	Location	: Electrical R	Room					
	Explanat	tion : No Nam	eplate Rating A	vailable				
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	\$35,000	5	\$600	
Raceway								
Conduit	90%			2039	* *	1		
Conduit	10%	4+	\$100	2039	* *	1		
	Corroded,	Extent: Mod	erate, Area Affe	cted : 2%	6			
	Location	: Rooftop						
Panelboards								_
Fused Disc Sw	20%			2028	\$4,900	5	\$100	
Molded Case Bkrs	20%			2037	* *	5	\$100	
Molded Case Bkrs	60%			2028	\$14,600	5	\$300	
Wiring								
Braided Cloth	65%	4+	\$19,500	2054	* *	1		
		Aged, Extent : Throughout	: Moderate, Are	a Affecte	ed : 100%			
Thermoplastic	35%			2039	* *	1		
Motor Controllers								
Locally Mounted	10%			2027	\$4,900	5		
Motor Control Center	90%			2027	\$10,900	5	\$500	
Ground					4,200		4-00	
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
Lighting						-		

Lighting

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

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

Asset #: 13290

Electrical	Current Repair	Future Replacement		M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2029	\$214,200	10	\$18,100	
	T-12 Lamps And Fixtures, Extent: Ligh Location: Throughout The Building	t, Area A	lffected : 100%			
Fluorescent	10%	2029	\$23,800	10	\$2,000	
	Compact Fluorescent Light, Extent : Lig Location : Throughout	ght, Area	Affected: 100%			
Egress Lighting						
Emergency, Battery	50%	2029	\$16,000	10	\$2,600	
Exit, Battery	50%	2029	\$5,500	10	\$700	
Exterior Lighting						
HID	10%	2029	\$9,000	10		
No Component	90%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2029	\$21,600	1	\$2,500	
	Other Observation, Extent : Light, Area	Affected	l : 100%			
	Location: Throughout The Building					
	Explanation: Intrusion Alarm Only					
Fire/Smoke Detection						
No Component	70%					
Generic, Analog	30%	2029	\$73,900	1-3	\$4,100	
	Other Observation, Extent : Light, Area	Affected			•	
	Location: Throughout The Building					
	Explanation : Strobe Light, Manual Pa	ull Statio	n And Smoke Dete	ctors		

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		
Conversion Equipment Hot Water Boiler	100%	2034	* *	1	\$10,900	
Hot water Boller	Other Observation, Extent : Light,		00%	1	\$10,700	
	Location: Basement Boiler Room		307 0			
	Explanation: 1 Unit					
Distribution	-					
Hot Wtr Piping/Pump	100%	2037	* *	4	\$1,100	
Terminal Devices						
Air Handler	60%	2029	\$187,900	1	\$8,100	
Convector/Radiator	40%	2034	* *	1	\$2,800	
Air Conditioning						
Energy Source						
Electricity	100%	2045	* *	1		

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

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

Asset #: 13290

Mechanical		Current Repair	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Split Unit	40%		2034	* *			
No Component	60%						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$28,500	
Terminal Devices							
Air Handler/Cool/Ht	70%		2029	\$69,900	1	\$9,500	
No Component	30%						
Heat Rejection							
Air Cooled Condenser	70%		2029	\$12,600	2	\$10,700	
Unit							
No Component	30%						
Ventilation							
Distribution	1000/		LIPP	* *	2.5	Ф1 2 2 00	
Ductwork/Diffusers	100%		LIFE	~ ~	2-5	\$12,200	
Exhaust Fans	500 /		2020	# 20 (00	2	#200	
Interior	50%		2029	\$39,600	2	\$300	
Roof	50%		2029	\$18,500	2	\$300	
Plumbing							
H/C Water Piping	80%		2039	* *	1		
Brass/Copper Galvanized Steel	20%		2039	* *	1 1		
Water Heater	2070		2034		1		
Gas Fired	100%		2027	\$13,600	2	\$300	
	10070		2027	\$13,000		\$300	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	10070		LIFE		1		
Sulmp Fump(s) Submersible	100%		2022	\$800	4	\$700	
Sewage Ejector(s)	10070		2022	\$800		\$700	
Electric	100%		2034	* *	4	\$1,300	
Fixtures	10070		2034			Ψ1,500	
Generic	100%						
Vertical Transport	10070						
Elevators							
Hydraulic	100%		LIFE	* *			
Try dradite		ervation, Extent : Light, Area		: 100%			
		: Basement To 2nd Floor	00 0				
	Explana	tion: 1 Unit					
Fire Suppression							
Sprinkler							
No Component	70%						
Generic	30%		2039	* *	1-2	\$1,800	

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

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 : 05-Mar-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 8693 Lot : 10 BIN : 4177530

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$39,800
Site Pavements	\$65,300	
Total	\$65,300	\$39,800
Importance Code A		\$39,800
Importance Code C	\$65,300	
Total	\$65,300	\$39,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$12,500			
Interior Architecture	\$16,200		\$4,600	\$800
Electrical	\$1,900	\$1,800	\$1,900	\$1,500
Mechanical	\$6,100	\$1,600	\$4,400	\$1,800
Site Pavements				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$40,700	\$7,400	\$14,900	\$8,100
Importance Code A	\$13,500	\$900	\$900	\$900
Importance Code B	\$24,700	\$6,500	\$14,000	\$6,800
Importance Code C	\$2,500			\$400
Total	\$40,700	\$7,400	\$14,900	\$8,100



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

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

Asset #: 13291

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Cement-Fiber Panel	75%			2036	* *	10	\$39,800	
Metal/Glass Curt Wall	25%			LIFE	* *	5	\$15,900	
Windows	1000/			20.47	* *	-	Φ1 000	
Aluminum	100%	amation E	Extent : Light, Area	2047		5	\$1,800	
			xieni . Ligni, Arec or Community Roo		. 100/0			
			•		And Fall Protection	1		
Parapets	Елриана	on . 1 tywe	Jou I unei I or ver	illialion 2	ina i an i rotection	ı		
Metal Panel	20%			2051	* *	5	\$1,000	
No Component	80%						4-,	
1		ervation, E	Extent : Light, Area	Affected	: 0%			
		: Parapet	_					
	Explanat	ion : Roof	Memberane Turne	d Up 42	Inches Tall Fiber I	Board Pa	rapet Wall	
Roof								
Modified Bitumen	98%	2-4	\$3,700	2036	* *			
		•	tent : Light, Area	Affected .	1%			
	Location	: Roof, Ne	ar Drain					
Skylight, Metal/Glass	2%			2051	* *	10	\$900	
Soffits								
Embossed Metal	100%			LIFE	* *	5		
terior								
Floors	600/			2020	¢110 100	2	¢12 000	
Carpet Cast in Place Concrete	60% 2%			2030 LIFE	\$118,100 * *	3 5	\$12,800 \$1,200	
Cast in Flace Concrete Ceramic Tile	5%			2040	* *	5	\$1,200 \$700	
Sheet Vinyl/Rubber	30%			2036	* *	5	\$6,400	
Vinyl Tile	3%	2-4	\$400	2031	\$3,900	3	\$200	
v myr rne			, Extent : Modera		. ,	5	Ψ200	
			echanical Corrido					
Interior Walls								
Cast in Place Concrete	2%			LIFE	* *	10	\$800	
Ceramic Tile	5%			2040	* *	5	\$800	
Glass: Single Pane	3%			LIFE	* *	5	\$700	
Gypsum Board	90%	2-4	\$1,300	LIFE	* *	5	\$8,800	
	_	_	Extent : Light, Ar	ea Affecto	ed : 1%			
		: Bsmnt Q						
			nt : Light, Area Af					
	Location	: Bsmnt Q	ffice Entry Base M	olding D	elaminating			

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

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

Asset #: 13291

	Current F	Repair	Futur	e Replacement	M	aintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
					_		
						·	
					5	\$5,300	
_		-					
	: 1st Floor	And 2nd Floor Re					
						·	
					5	\$1,800	
			00				
Location	: Bsmnt R	eading Room Skyli	ght Utop	ia Parkway			
200/			2066	de de			
					1.0		
					10		
70%			2032	* *			
200/			2044	* *			
				* *			
2070			2040				
90%	0-2	\$65,300	LIFE	* *	5	\$4,600	
				ea Affected · 10%	3	Ф-, 000	
	_			00			
_	_	-					
	_						
			35				
		-	a Affecte	d : 5%			
			33				
	•	-					
	ervation F	xtent : Light Area	Affected	: 0%			
		-					
	_						
	5% 83% Misaligned Location 2% 10% Water Pen Location 20% 10% 70% 80% 20% Broken/Mit Location Uneven Su Location Water Pen Location Uneven Su Location	5% 83% 4+ Misaligned/Bulging, Location: 1st Floor 2% 10% 0-2 Water Penetration, E. Location: Bsmnt Re 20% 10% 70% 80% 20% 90% 0-2 Broken/Missing Elem Location: Intersect Cracking/Crumbling, Location: Along Univer Substrate, Ex Location: Front En Water Penetration, E. Location: Utopia F 10% Other Observation, E Location: Along Univer Substration End A continuity of the server	Total (Years) 5% 83% 4+ \$4,400 Misaligned/Bulging, Extent: Light, Area Location: Ist Floor And 2nd Floor Research 2% 10% 0-2 \$7,700 Water Penetration, Extent: Moderate, A Location: Bsmnt Reading Room Skylig 20% 10% 70% 80% 20% 80% 20% 90% 0-2 \$65,300 Broken/Missing Elements, Extent: Moderate, A Location: Intersection Utopia Parkway Cracking/Crumbling, Extent: Light, Area Location: Front Entry Water Penetration, Extent: Severe, Area Location: Utopia Parkway 10% Other Observation, Extent: Light, Area Location: Along Utopia Parkway And	Soft Fail Date Estimated Cost Total (Years) FY	Solution Fail Date Estimated Cost Year Estimated Cost Total (Years)	Soft Fail Date Estimated Cost FY Estimated Cost Cycle FY FY Cycle Cycle Cycle FY Cycle Cycle Cycle FY Cycle Cycle	Solution

lectrical	Current Repair	Future Rep	olacement	М	aintenance	
rstem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2057	* *	5	\$100	
	Other Observation, Extent : Lig	ht, Area Affected : 100)%			
	Location : Electrical Room					
	Explanation: Main Service D	isconnect Switch Rated	d At 1,200 An	iperes.		
Switchgear / Switchboard						
Fused Disc Sw	100%	2057	* *	5	\$100	
Raceway						
Conduit	100%	2057	* *	1		

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

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

Asset #: 13291

Electrical	Current Repair	Future Replacer	nent	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated FY	l Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	5%	2053	* *	5		
Molded Case Bkrs	95%	2053	* *	5	\$500	
Wiring Thermoplastic	100%	2057	* *	1		
Motor Controllers Locally Mounted	100%	2048	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	
ighting						
Interior Lighting	0.50/	2020	* *	1.0	¢14.000	
Fluorescent	85%	2039	* *	10	\$14,000	
	Other Observation, Extent: Light, A Location: Throughout The Buildin Explanation: T-8 Lamps					
Fluorescent	10%	2039	* *	10	\$1,700	
1.00.000.00	Other Observation, Extent : Light, A Location : Reading Areas, Lobby Explanation : Compact Fluorescet	Irea Affected : 100%		10	Ψ1,700	
Fluorescent	5%	2039	* *	10	\$800	
	Other Observation, Extent : Light, A Location : Offices				4000	
	Explanation: T-5 Lamps					
Egress Lighting	500/	2020	* *	1.0	#2.20 0	
Emergency, Battery	50%	2039	* *	10	\$2,200	
Exit, LED	50%	2066		1		
Exterior Lighting HID	30%	2039	* *	10		
No Component	70%	2039		10		
Alarm	7070					
Security System						
No Component	20%					
Generic	80%	2039	* *	1	\$5,400	
34444	Other Observation, Extent : Light, A Location : Reading Areas, Outside Explanation : CCTV Surveillance	Irea Affected : 100% Perimeter		-	ψο, 100	
Fire/Smoke Detection						
Generic, Analog	100% Other Observation, Extent : Light, A Location : Throughout The Buildin		**	1-3	\$11,100	
	Explanation: Strobe Lights, Mani	ual Pull Stations, Alarm	Bells, S	moke De	tectors And Horns	

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

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

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

Asset #: 13291

Mechanical		Current Repair	· F	utur	e Replacement	ment Maintenance		
System Component Type	% of Total	Fail Date Estin (Years)		'ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source	1000/		20	251	* *	1		
Natural Gas	100%		20	051	* *	1		
Conversion Equipment	200/		20	26	* *	1	\$7,100	
Furnace Hot Water Boiler	80% 20%			036 044	* *	1 1	\$1,800	
Hot water Boller		ervation, Extent :				1	\$1,000	
		: Basement Boile		cercu	. 10070			
		tion: 2 Units	or Hoom					
Distribution	Блрини	ion . 2 Onus						
Hot Wtr Piping/Pump	20%		20	053	* *	4	\$200	
No Component	80%		2			•	Ψ200	
Terminal Devices	0070							
Convector/Radiator	20%		20)44	* *	1	\$1,200	
No Component	80%		_ `			-	Ψ1, = 00	
Air Conditioning								
Energy Source								
Electricity	100%		20	047	* *	1		
Conversion Equipment								
Ext Pkg Unit -	60%		20	036	* *	2	\$700	
Heating/Cooling								
	Other Obs	ervation, Extent :	Light, Area Affe	ected	: 100%			
	Location	: Roof						
	Explana	ion : R-410a Refi	rigerant					
Split Unit	40%		20	036	* *			
-	Other Obs	ervation, Extent :	Light, Area Affe	ected	: 100%			
	Location	: Roof						
	Explana	ion : 4 Units. R-4	410a					
Terminal Devices								
Fan Coil - 2 Pipe	40%		20	036	* *	1	\$2,300	
No Component	60%							
Heat Rejection								
Air Cooled Condenser	40%		20	036	* *	2	\$5,000	
Unit								
No Component	60%							
Ventilation								
Distribution 1/Disc	10001	0.2	Φ2 400 ==	m-		2.5	440.000	
Ductwork/Diffusers	100%	0-2		IFE	**	2-5	\$10,000	
		ed System, Extent						
D.1	Location	: Defective Build	ung managemen	u sys	iem			
Exhaust Fans	1000/		24	126	* *	2	# <00	
Roof	100%		20	036	-1- W	2	\$600	
Plumbing II/C Water Pining								
H/C Water Piping	100%		20	057	* *	1		
Brass/Copper	100%		20	J		1		
Water Heater Electric	1000/		20	20	¢12 100	1	\$100	
Electric	100%		20)29	\$16,100	4	\$100	

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

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

Asset #: 13291

Mechanical	Current Repair	Future Repl	acement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2036	* *	4	\$700	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : 100%	6			
	Location: Basement To 2nd	Floor				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	40%					
Generic	60%	2057	* *	1-2	\$3,000	

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

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

Page: 102

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : GLENDALE BRANCH LIBRARY

Address : 78-60 73RD PL.

Borough : QUEENS Agency's Number : GL

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$182,000	
Interior Architecture	\$64,700	\$41,900
Electrical	\$41,500	\$40,500
Mechanical	\$83,000	\$66,600
Site Enclosure	\$36,000	
Total	\$407,200	\$149,100
Importance Code A	\$182,000	
Importance Code B	\$189,200	\$149,100
Importance Code C	\$36,000	
Total	\$407,200	\$149,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$6,700		\$500	\$100
Interior Architecture	\$1,000	\$1,100	\$86,900	\$1,300
Electrical	\$10,700	\$34,100	\$300	\$300
Mechanical	\$1,800	\$19,200	\$2,400	\$1,700
Site Enclosure	\$800			
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$25,500	\$58,400	\$94,000	\$7,400
Importance Code A	\$7,700	\$1,100	\$1,500	\$1,100
Importance Code B	\$16,800	\$57,200	\$92,600	\$6,300
Importance Code C	\$1,000	•	·	
Total	\$25,500	\$58,400	\$94,000	\$7,400



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

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

Asset #: 13292

Architecture		Current R	epair	Futu	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	000/	NI	¢125 000	LIEE	* *	-	¢10,100	1
Masonry: Brick	Broken/Mi Location Diagonal (Location Joint Mort Location Rusting M	: Various Cracks, Exto : Northwes ar Miss/Ero : Througho asonry Supt	\$125,000 ents, Extent: Mod ent: Moderate, Ai t Corner, Chimne od, Extent: Moder out t, Extent: Severe, w	rea Affec v cate, Area Area Aff	rea Affected : 2% ted : 5% a Affected : 50%	5	\$19,100	1
Masonry: Limestone	5%			LIFE	* *	5	\$800	
Stucco Cement		Now	\$6,700	2033	* *	5	\$1,300	
	Location Water Pen	: South Wa etration, Ex	Extent : Moderate ell Above Roof etent : Moderate, A ell Above Roof					
Windows	200/			• • • •		_	00.100	
Aluminum	90%			2036	* *	5	\$2,100	
Aluminum	10%			2050	* *	5	\$200	
Parapets	050/			LIEE	* *	-	¢4.500	
Masonry: Brick Metal Panel	95% 5%			LIFE	* *	5	\$4,500 \$900	
Roof	3%			2054		5	\$900	
Asphalt Shingle	5%			2037	* *	10	\$100	
Clay Tile	20%			2037	* *	10	\$2,600	
Modified Bitumen	75%	0-2	\$57,000	2033	* *	10	\$2,000	1
Woulded Bitumen	Water Pen		tent : Severe, Are		d : 20%			1
Interior								
Floors				2021	00000	_	40.40	
Carpet	40%			2024	\$83,900	3	\$9,100	
Carpet	15%			2029	\$31,500	3	\$3,400	
Cast in Place Concrete	10%			LIFE		5	\$3,300	
Ceramic Tile	5%			2031	\$15,900	5	\$800	
Vinyl Tile	30%			2028	\$41,900	3	\$2,300	
Interior Walls Gypsum Board	10%			LIFE	* *	5	\$600	
Plaster		Now	\$500	LIFE	* *	5 5	\$200	
Flastei	Cracking/O Location Water Pen	Crumbling, : Roof Stai etration, Ex	Extent : Severe, A r, Main Library A ctent : Moderate, A	rea Affeo t Windov Area Affe	cted : 20% vs ected : 20%	3	\$200	
D 1		. Kooj Siai	r, Main Library A				44.40	
Plaster	70%			LIFE	* *	5	\$2,300	
Wood	15%			LIFE	* *	5	\$6,500	

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

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

Asset #: 13292

Architecture Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2045	* *	5	\$1,500	
	_		ent, Extent : Light,	Area Aff	ected : 100%			
		: Chilaren	s Reading Area					
Exposed Struc: Wood	15%		***	LIFE	* *	_		
Plaster	75%	0-2	\$64,700	LIFE	**	5	\$7,100	
	_	_	Extent: Severe, A					
	Location	: Library 1	Area, Mezzanine &	Various				
Site Enclosure								
Free Standing Walls	100%	2-4	\$36,000	2054	* *			
Masonry: Brick			ents, Extent : Seve					
		ssing Eiem : Various	enis, Extent . Seve	re, Areu	Affected . 570			
			od, Extent : Severe	Area A	ffected · 30%			
		: Various	ou, Exient . Severe	, 111 ca 11,	yeerea . 5070			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$800	2048	* *			
2 2 2 2 2		Crumbling,	Extent : Moderate		ffected : 5%			
	-	: Various			,			
	Water Pen	etration, E	xtent : Light, Area	Affected	: 5%			
	Location	: Various						
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$300	2041	* *			
			, Extent : Severe, A	1rea Affe	cted : 5%			
	Location	: Myrtle A	ve					
Masonry: Granite	10%	4+	\$200	LIFE	* *			
	_		d, Extent : Severe,	Area Aff	fected : 100%			
	Location	: Main En	try Steps					

Electrical	Current Repair	Future F	Replacement	М	aintenance	
system Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2028	\$1,600	5	\$300	
	Other Observation, Extent : Moderate	, Area Affecte	ed : 100%			
	Location : Electrical Room					
	Explanation: One 400 Amperes Mai	n Disconnect	t Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2028	\$35,000	5	\$300	
Raceway						
Conduit	80%	2028	\$27,200	1		
Conduit	20%	2048	* *	1		

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

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

Asset #: 13292

Electrical	Current Repai	r Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated 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	\$13,000	5	\$200	
Molded Case Bkrs	15%	2044	* *	5		
Wiring	000/	2020	#24 000			
Thermoplastic	80%	2028	\$24,000	1		
Thermoplastic	20%	2048	* *	1		
Ground						
Grounding Devices Generic	100% 2-4	\$10,300 LIFE	* *	5	\$100	
Generic	Other Observation, Extent Location : Water Main		cted : 100%	3	\$100	
	Explanation: Corroded					
Lighting						
Interior Lighting						
Fluorescent	85%	2038	* *	10	\$7,900	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building					
Fluorescent	5%	2028	\$5,500	10	\$500	
	Other Observation, Extent Location : Basement		cted : 100%			
	Explanation : Compact F	luorescent Lighting				
Fluorescent	10%	2033	* *	10	\$900	
	T-5 Lamps And Fixtures, E Location : Childrens Roo		a Affected : 100%			
Egress Lighting						
Emergency, Battery	50%	2023	\$7,400	10	\$1,200	
Exit, LED	5%	2068	* *	1		
Exit, Service	45%	2023	\$700	1		
Exterior Lighting			.			
HID	100%	2023	\$41,500	10		
Alarm Security System						
No Component	30%					
Generic	70%	2023	\$23,300	1	\$2,700	
	Other Observation, Extent: Moderate, Area Affected: 100%					
	Location : Throughout Ti	he Building				
	Explanation : Intrusion A	larm Only				

Mechanical	Current R	epair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2048	* *	1		

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

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

Asset #: 13292

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Steam Boiler	100% Other Observation, Location: Baseme Explanation: 1 U	ent Boiler Room	2033 Affected	**	1	\$10,000	
Distribution							
Central Plant Steam Piping/Pmp	100%		2038	* *	4	\$800	
Terminal Devices							
Convector/Radiator	100%		2033	* *	1	\$3,300	
Air Conditioning Energy Source Electricity	100%		2044	* *	1		
Conversion Equipment	10070		2011		•		
Exterior Pkg Unit - Cooling	80%		2028	\$66,600	2	\$500	
S	R-22 Refrigerant, E Location : Roof	xtent : Light, Area A	Iffected :	80%			
Split Unit	20% R-22 Refrigerant, E Location: Baseme	_	2023 Iffected :	\$43,900			
Terminal Devices							
Fan Coil - 2 Pipe	20%		2023	\$39,100	1	\$700	
No Component	80%						
Heat Rejection							
Dry Cooler	20%		2023	\$11,200	2	\$1,400	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$5,700	
Exhaust Fans	200/		2022	at. at.		#100	
Roof	30%		2033	* *	2	\$100	
No Component	70%						
Plumbing							
H/C Water Piping Brass/Copper	100%		2038	* *	1		
Water Heater	10070		2030		1		
Gas Fired	100%		2023	\$6,300	2	\$100	
Sanitary Piping	10070		2023	Ψ0,500		Ψ100	
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2028	\$1,600	4	\$200	
				+-,		4-10	

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

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

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QUEENS PUBLIC LIBRARY - 039 GLENDALE BRANCH LIBRARY

Asset #: 13292

Mechanical	Current Repair	Future Replaceme	nt N	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated C	Cost Cycle (Yrs)	Estimated Cost	Priority
lumbing					
Backflow Preventer					
No Component	90%				
Generic	10%	2028 \$3	300 1	\$100	
	Other Observation, Extent : Light, Are	ra Affected : 10%			
	Location : Boiler Room				
	Explanation: Boiler Only				
Fixtures					
Generic	100%				

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : HILLCREST BRANCH LIBRARY

Address : 187-05 UNION TURNPIKE

Borough : QUEENS Agency's Number : H

Area Sq Ft : 7,598 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 03-Oct-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 7204 Lot : 40 BIN : 4155032

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$106,000	
Electrical	\$74,200	\$39,100
Mechanical	\$160,400	\$41,600
Total	\$340,500	\$80,700
Importance Code A	\$106,000	\$41,600
Importance Code B	\$234,500	\$39,100
Total	\$340,500	\$80,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,500			\$1,900
Interior Architecture	\$7,900	\$3,900	\$400	
Electrical	\$600	\$800	\$700	\$17,600
Mechanical	\$1,100	\$1,700	\$1,500	\$35,600
Site Pavements	\$7,100			
Total	\$36,200	\$6,300	\$2,700	\$55,100
Importance Code A	\$19,900	\$400	\$400	\$2,300
Importance Code B	\$16,300	\$6,000	\$2,100	\$52,700
Importance Code C			\$200	
Total	\$36,200	\$6,300	\$2,700	\$55,100



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

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

Asset #: 13293

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$9,100	
Masonry: Limestone	25%		\$18,000	LIFE	* *	5	\$2,300	
		Discoloring 1 : All Faca	Extent : Moderate des	e, Area Ą	ffected : 20%			
Windows								
Aluminum	100%	2-4	\$1,200	2038	* *	5	\$700	
		: Missing, E 1 : Meeting	Extent : Moderate, 2 Room	Area Affe	ected : 2%			
Parapets								
Metal Panel	50%			2050	* *	5	\$1,900	
Metal Panel	50%			2050	* *	5	\$1,900	
Roof								
Modified Bitumen	100%	Now	\$106,000	2035	* *			
			derate, Area Affecto	ed : 20%				
			ıd East Sides					
	_	_	tent : Moderate, A	rea Affec	cted : 20%			
	Location	ı : North Ai	ıd East Sides					
Soffits								
Stucco Cement	100%		\$300	2043	* *	5	\$600	
	_	Crumbling, 1 : Union T	Extent : Moderate urnpike	, Area A	ffected : 2%			
terior								
Floors								
Carpet	85%			2029	\$105,000	3	\$11,400	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,000	
Ceramic Tile	5%			2039	* *	5	\$400	
Vinyl Tile	5%			2035	* *	3	\$200	
Interior Walls								
Ceramic Tile	3%			2039	* *	5	\$400	
Concrete Masonry Unit	82%			LIFE	* *	5	\$3,900	
Gypsum Board	10%			LIFE	* *	5	\$700	
Masonry: Brick	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	95%	0-2	\$7,900	2035	* *	5	\$5,600	
•		netration, E	xtent : Severe, Are	a Affecte	d : 5%		•	
		: Staff Wo						
Gypsum Board	5%			LIFE	* *	5	\$600	
ite Enclosure							7 7	
Fence/Gates								
Chain Link	100%			2050	* *			
Free Standing Walls								
Masonry: Brick	100%			2050	* *			
ita Davaments								

Site Pavements

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

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

Asset #: 13293

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Pavements				
Public Sidewalk	1000/ 4:	2042 **		
Cast in Place Concrete	100% 4+ \$7,100	2043		
	Misaligned/Bulging, Extent: Severe, .	Area Affected : 5%		
	Location: Union Turnpike At Tree			
On-Site Walkways				
Cast in Place Concrete	20%	2043 **		
Pavers/Stone	80%	2039 * *		

Electrical		Current Repair	Futur	Future Replacement		aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2030	\$1,600	5	\$200	
		ervation, Extent : Light, Area	Affected	! : 100%			
		: Electrical Room					
	Explana	tion : No Available Nameplate	Rating	Capacity			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2030	\$35,000	5	\$200	
Raceway			• 0.45				
Conduit	10%		2040	**	1		
Conduit	90%		2030	\$30,600	1		
Panelboards					_		
Molded Case Bkrs	100%		2029	\$16,200	5	\$200	
Wiring	100/		• • • • •	ماد ماد			
Thermoplastic	10%		2040	**	1		
Thermoplastic	90%		2030	\$27,000	1		
Motor Controllers	1000/		2020	#16.400	_	#100	
Locally Mounted	100%		2028	\$16,400	5	\$100	
round							
Grounding Devices	1000/		LIEE	* *	~	#100	
Generic	100%		LIFE		5	\$100	
ighting							
Interior Lighting Fluorescent	90%		2025	\$74,200	10	\$6.200	
Fluorescent		os And Fixtures, Extent : Ligh		. ,	10	\$6,300	
		is And Fixiures, Extent . Light : Throughout The Building	і, Агеи А	jjeciea . 100%			
Fluorescent	5%		2030	\$4,100	10	\$300	
110010000110	_	Fluorescent Light, Extent : Lig		. ,		4200	
		: Book Case Area	,,	33			
Fluorescent	5%		2038	* *	10	\$300	
i idolosociit		And Fixtures, Extent: Light,		fected · 100%	10	ψ500	
	_	: Boiler Room And Lounge A					
Egress Lighting							
Exit, Service	100%		2025	\$1,200	1		

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

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

Asset #: 13293

Electrical	Current Repair	Future Re	placement	М	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Exterior Lighting						
HID	30%	2025	\$9,300	10		
No Component	70%					
Alarm						
Security System						
No Component	30%					
Generic	70%	2038	* *	1	\$2,000	
	Other Observation, Extent : Ligh	nt, Area Affected : 10	0%			
	Location : Reading Areas And	Front And Side Of To	he Building			
	Explanation: CCTV Surveillar	ice Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$4,700	
	Other Observation, Extent : Ligh	nt, Area Affected : 10	0%			
	Location : Throughout The But	ilding				
	Explanation: Strobe Lights, M	anual Pull Stations, 2	Alarm Bells, S	moke De	etectors And Horns	

Mechanical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Furnace	30%	2030	\$5,400	1	\$1,100	
	Other Observation, Extent : Light,	Area Affected : I	100%			
	Location : Roof					
	Explanation: 1 Rooftop Package	Unit				
Hot Water Boiler	70%	2028	\$41,600	1	\$2,600	
	Other Observation, Extent : Light,	Area Affected : 1	100%			
	Location: Boiler Room					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	70%	2038	* *	4	\$400	
No Component	30%					
Terminal Devices						
Air Handler	50%	2025	\$54,200	1	\$2,400	
Convector/Radiator	20%	2028	\$8,300	1	\$500	
No Component	30%					
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		

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

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

Asset #: 13293

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment Reciprocating Compr/Chiller	70%		2025	\$45,800	1	\$2,500	
		igerant, Extent : Light, Area A : 1 Unit. Mechanical Room	ffected :	100%			
Ext Pkg Unit - Heating/Cooling	30%		2030	\$29,000	2	\$100	
		gerant, Extent : Light, Area A : 1 Unit. Roof	ffected :	100%			
Terminal Devices Air Handler/Dir Expansion	70%		2025	\$60,300	1		
No Component	30%						
Heat Rejection							
Air Cooled Condenser Unit	70%		2025	\$10,900	2	\$3,700	
No Component	30%						
Ventilation	2070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,200	
Exhaust Fans							
Interior	70%		2025	\$19,200	2	\$200	
Roof	30%		2025	\$3,800	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
Water Heater Gas Fired	100%		2028	\$4,700	2	\$100	
Sanitary Piping	10070		2020	ψ1,700		Ψ100	
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.

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Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : HOLLIS BRANCH LIBRARY

Address : 202-05 HILLSIDE AVE.

Borough : QUEENS Agency's Number : HO

Area Sq Ft : 7,930 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 16-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 10532 Lot : 20 BIN : 4224387

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$69,000	
Interior Architecture		\$100,600
Electrical	\$89,000	\$35,000
Mechanical		\$242,800
Total	\$158,000	\$378,400
Importance Code A	\$69,000	\$62,000
Importance Code B	\$89,000	\$316,400
Total	\$158,000	\$378,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$33,800			
Interior Architecture	\$17,900		\$200	\$1,400
Electrical	\$400	\$700	\$700	\$900
Mechanical	\$5,300	\$1,400	\$3,200	\$1,400
Site Enclosure	\$8,200			
Site Pavements	\$3,400			
Total	\$68,900	\$2,100	\$4,100	\$3,700
Importance Code A	\$34,100	\$400	\$400	\$400
Importance Code B	\$13,300	\$1,700	\$3,700	\$3,300
Importance Code C	\$21,500			
Total	\$68,900	\$2,100	\$4,100	\$3,700



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

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

Asset #: 13294

Architecture	Current Repair	Future Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Exterior					
Exterior Walls Masonry: Brick	90% 2-4 \$32,10 Diagonal Cracks, Extent: Moderate Location: Rear Facade At Steps Joint Mortar Miss/Erod, Extent: Lig Location: Upper Rear Facade	e, Area Affected : 2%	5	\$19,600	
	Painted Surfaces, Extent: Light, Are Location: South And West Facade				
Metal Panel	5% 4+ \$1,70 Staining/Discoloring, Extent : Mode Location : Below Window Sills		5	\$2,000	
Window Wall	5% Paint Peeling, Extent: Light, Area A Location: Lintels	2041 * * Affected : 10%	5	\$4,100	
Roof					
Modified Bitumen	100% 2-4 \$69,00 Drains Inad/Misposn, Extent: Mode Location: Inadequate Pitch From Ponding, Extent: Light, Area Affect Location: Northwest, Northeast A	erate, Area Affected : 40% Perimeter Corners ed : 20%			
Interior					
Floors Cast in Place Concrete	5% 4+ \$70 Paint Peeling, Extent : Light, Area A Location : Mechanical Rooms		5	\$1,300	
Ceramic Tile	3%	2034 **	5	\$400	
Vinyl Tile	92% Patching Evident, Extent: Moderate Location: Staff Office And Lunch		3	\$5,500	
Interior Walls					
Ceramic Tile	5% Now \$3,30 Broken/Missing Elements, Extent: S Location: Public Bathroom Other Observation, Extent: Light, A Location: Public Bathroom Explanation: Unfilled Screw Hole	Severe, Area Affected : 1%	5	\$500	
Concrete Masonry Unit	40% Now \$4,20 Vertical Cracks, Extent : Moderate, Location : Staff Office Area		5	\$3,500	
Glass: Single Pane	5%	LIFE **	5	\$1,600	
Masonry: Brick	50%	LIFE **	10	\$3,300	
Ceilings AcousTileSusp.Lay-In	90% 4+ \$1,90 Misaligned/Bulging, Extent : Moder Location : Community Room		5	\$5,300	
Exposed Struc: Steel	10%	LIFE **	10	\$2,400	

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

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

Asset #: 13294

Architecture	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Fence/Gates							
Aluminum Rail	5% 4+	\$500	2044	* *	5	\$100	
	Deteriorated Finish, Extent : Light, Area Affected : 25% Location : Rear Exit Railings						
Chain Link	90% Now	\$5,200	2041	* *			
	Broken/Missing Elem Location: Top Rail Corrosion/Rusting, E	Of Rear Fence					
	Location : Rear Fer	ісе					
Iron Picket	5% Now Corrosion/Rusting, E Location : Gate To		2051 Area Affe	* * cted : 10%			
Retaining Walls							
Cast in Place Concrete	100% Now Cracking/Crumbling, Location : Rear Wa		2051 , Area A	* * ffected : 10%			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2044	* *			
On-Site Walkways							
Cast in Place Concrete	25% 2-4	\$3,400	2036	* *			
	Cracking/Crumbling, Location : Rear	Extent : Moderate	, Area A	ffected : 5%			
	Other Observation, E Location : Rear		Area Affe	ected : 5%			
	Explanation : Veget	tation Growth					
Cast in Place Concrete	75%		2036	* *			

lectrical	Current Repair	Future I	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2031	\$1,600	5	\$200	
	Other Observation, Extent : Light	, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : Main Service Disc	connect Switch Ro	ated At 300 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	\$35,000	5	\$200	
Raceway						
Conduit	100%	2031	\$34,000	1		
Panelboards						
Molded Case Bkrs	85%	2030	\$13,800	5	\$200	
Molded Case Bkrs	15%	2039	* *	5		
Wiring						
Thermoplastic	100%	2031	\$30,100	1		

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

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

Asset #: 13294

Electrical	Current Rep	air Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2029	\$16,400	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
LED	100%	2039	* *			
Egress Lighting						
Emergency, Battery	50%	2039	* *	10	\$1,000	
Exit, Service	50%	2039	* *	1		
Exterior Lighting						
HID	30%	2026	\$9,700	10		
No Component	70%					
Alarm						
Security System						
No Component	20%					
Generic	80%	2039	* *	1	\$2,400	
	Other Observation, Exter	ıt : Light, Area Affected	: 100%			
	Location: Reading Are	as, Outside Perimeter				
<u> </u>	Explanation: CCTV Su	rveillance Cameras				
Fire/Smoke Detection						
Generic, Analog	100% 0-2	\$89,000 2041	* *	1-3	\$4,400	
	Other Observation, Exter	nt : Light, Area Affected	: 100%			
	Location: Throughout	The Building				
	Explanation: Obsolete	Fire Alarm System. Ma	nual Pull Station, .	Alarm Be	ells Only	

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2041	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2029	\$62,000	1	\$3,900	
	Other Observation, Extent : Light, Area	a Affected .	100%			
	Location : Boiler Room					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2030	\$12,500	4	\$600	
Terminal Devices						
Air Handler	80%	2026	\$90,500	1	\$3,900	
Convector/Radiator	20%	2029	\$8,600	1	\$500	
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		

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

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

Asset #: 13294

Mechanical		Current Re	pair	Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Split Unit	100%			2036	**			
			ent : Light, Area	Affected	1: 100%			
	Location	v						
	Explana	tion: R-410a						
Terminal Devices	1000/			2026	# 00 2 00		# 4 000	
Air Handler/Cool/Ht	100%			2026	\$90,300	1	\$4,900	
Heat Rejection	1000/			2026	* *	2	Φ. 7. 7. 0.0	
Air Cooled Condenser	100%			2036	~ ~	2	\$5,500	
Unit								
Ventilation Distribution								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,000	
Exhaust Fans	10070			LIFE		2-3	\$7,000	
Interior	90%			2026	\$25,800	2	\$200	
Roof	10%			2036	Ψ25,000 * *	2	\$200	
Plumbing	1070			2030				
H/C Water Piping								
Brass/Copper	100%			2041	* *	1		
Water Heater								
Gas Fired	100%			2030	\$4,900	2	\$100	
		ervation, Exte	ent : Light, Area				4-00	
		: 1st Floor	C					
	Explana	tion : 30 Gall	ons					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2031	\$2,000	1	\$500	
Fixtures								
Generic	100%							

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : HOWARD BEACH BRANCH LIBRARY

Address : 92-06 156TH AVE.

Borough : QUEENS Agency's Number : HB

Area Sq Ft : 8,500 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 03-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 13957 Lot : 1 BIN : 4292455

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$130,400
Mechanical		\$73,200
Total		\$203,600
Importance Code B		\$203,600
Total		\$203,600

10131 \$203,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$33,800		\$600	
Interior Architecture	\$28,600			\$6,200
Electrical	\$900	\$600	\$600	\$800
Mechanical	\$5,800	\$2,100	\$3,700	\$1,800
Site Pavements	\$3,100			
Total	\$72,200	\$2,600	\$4,800	\$8,900
Importance Code A	\$34,300	\$400	\$1,000	\$400
Importance Code B	\$31,000	\$2,200	\$3,800	\$8,100
Importance Code C	\$7,000			\$400
Total	\$72,200	\$2,600	\$4,800	\$8,900



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

rchitecture		Current F	Repair	Future Replacement		Maintenance		
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priori
terior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	* *	5	\$23,600	
Metal Panel	5%			2051	* *	5-10	\$4,500	
Window Wall	5%			2051	* *	5	\$2,500	
Windows								
Aluminum	98%			2039	* *	5	\$900	
Metal Louvers	2%			2034	* *	10	\$100	
Parapets								
Masonry: Brick	35%			LIFE	* *	5-10	\$2,100	
Metal Panel	50%			2051	* *	5	\$1,700	
No Component	15%							
Roof								
Modified Bitumen		Now	\$20,300	2036	* *			
			Extent : Moderate,	Area Af	fected : 10%			
	Location	: At Flash	ing And Corners					
	Seams Op	en/Split, Ex	tent : Moderate, A	rea Affec	cted : 2%			
	Location	: Outside	Corners					
erior								
Floors								
Carpet	85%			2027	\$149,600	3	\$21,600	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,800	
Ceramic Tile	5%			2040	* *	5	\$600	
Vinyl Tile	5%			2031	\$5,900	3	\$300	
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$800	
Concrete Masonry Unit	95%	0-2	\$7,000	LIFE	* *	5	\$5,800	
			tent : Moderate, Ai	·ea Affec	ted : 2%			
	Location	: Commun	ity Room					
Ceilings								
AcousTileConcealSpLn		Now	\$8,400	2044	* *	5	\$6,000	
			tent : Light, Area A	Iffected :	5%			
		: Through						
			Extent: Moderate	e, Area Ą	ffected : 20%			
	Location	: Through	out					
Exposed Struc: Steel	25%			LIFE	* *	10	\$6,400	
Pavements							-	
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$3,100	2044	* *			
	Cracking/	Crumbling,	Extent : Light, Ar	ea Affect	ed : 10%			
	Location	: 156th Av	001110					

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

Asset #: 13295

Electrical	Current Repair	Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2031	\$1,600	5	\$200	
	Other Observation, Extent : Light, Area Location : Electrical Room	Affected	: 100%			
		-4 C	D 1 14 100 1			
G'4-1 / G'4-11 1	Explanation : Main Service Disconnec	et Switch	Ratea At 400 Amp	eres.		
Switchgear / Switchboard Molded Case Bkrs	100%	2031	\$35,000	5	\$200	
Raceway						
Conduit	90%	2031	\$30,600	1		
Conduit	10%	2051	* *	1		
Panelboards						
Fused Disc Sw	10%	2047	* *	5		
Molded Case Bkrs	90%	2030	\$14,600	5	\$200	
Wiring						
Thermoplastic	90%	2031	\$27,000	1		
Thermoplastic	10%	2051	* *	1		
Motor Controllers	1000/	2026	* *	-	¢100	
Locally Mounted	100%	2036	7. 7.	5	\$100	
Ground Grounding Devices						
Grounding Devices Generic	100%	LIFE	* *	5	\$300	
Lighting	10070	LIIL			\$300	
Interior Lighting						
LED	100%	2039	* *			
Egress Lighting						
Exit, Service	50%	2031	\$700	1		
Exit, Battery	50%	2031	\$2,100	10	\$300	
Exterior Lighting						
HID	30%	2031	\$10,400	10		
No Component	70%					
Alarm						
Security System						
No Component	70%					
Generic	30%	2031	\$8,400	1	\$1,000	
	Other Observation, Extent: Light, Area		: 100%			
	Location: Hallways And Book Drop A					
F' /G 1 D : '	Explanation: CCTV Cameras And Int	rusion A	larm			
Fire/Smoke Detection	1000/	2021	¢05.400	1.2	Ø5 400	
Generic, Analog	100% Other Observation, Extent : Light, Area	2031	\$95,400	1-3	\$5,400	
	Location : Throughout The Building	Ајјестеа	. 100/0			
	-	Pull Stati	ons Alarm Ralls S	moke De	etectors	
	Explanation : Strobe Lights, Manual F	un Statte	ons, Alarm Bells, S	токе Де	electors	

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

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

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

QUEENS PUBLIC LIBRARY - 039 HOWARD BEACH BRANCH LIBRARY

Asset #: 13295

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source	1000/	2051 **	1	
Natural Gas	100%	2051 **	1	
Conversion Equipment Hot Water Boiler	100%	2048 **	1 \$4,200	
not water Boller	Other Observation, Extent: Light, Ar	2046	1 \$4,200	
	Location: Basement	cu Agreeica : 10070		
	Explanation : One Unit			
Distribution	1			
Hot Wtr Piping/Pump	100%	2039 **	4 \$600	
Terminal Devices				
Air Handler	70%	2036 **	1 \$3,700	
Convector/Radiator	30%	2044 **	1 \$800	
Air Conditioning				
Energy Source				
Electricity	100%	2047 **	1	
Conversion Equipment	1000/	Φ72.200	1	
Reciprocating	100%	2031 \$73,200	1 \$3,900	
Compr/Chiller	R-22 Refrigerant, Extent : Light, Area	Affacted : 100%		
	Location: Roof	Affecteu : 100/0		
Terminal Devices				
Air Handler/Cool/Ht	100%	2036 **	1 \$5,300	
Heat Rejection	1000/	2036 **	Φ. σ. ο ο ο ο	
Air Cooled Condenser	100%	2036 **	2 \$5,900	
Unit Ventilation				
Distribution				
Ductwork/Diffusers	100%	LIFE **	2-5 \$7,500	
Exhaust Fans				
Interior	50%	2036 **	2 \$100	
Roof	50%	2031 \$7,200	2 \$100	
Plumbing				
H/C Water Piping				
Brass/Copper	100%	2041 **	1	
Water Heater				
Gas Fired	100%	2029 \$5,300	2 \$100	
	Other Observation, Extent: Light, Ar	ea Affected : 100%		
	Location: Mechanical Room			
Canitamy Dining	Explanation: One 40 Gallon			
Sanitary Piping Cast Iron	100%	LIFE **	1	
Storm Drain Piping	10070	LIFE	1	
Cast Iron	100%	LIFE **	1	
Fixtures	10070	LII L	1	
Generic	100%			
Generic	100/0			

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

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

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Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : JACKSON HEIGHTS BRANCH LIBRARY

Address : 35-51 81ST ST.

Borough : QUEENS Agency's Number : JH

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$423,800	\$320,900
Interior Architecture	\$109,100	
Electrical	\$57,100	\$201,900
Mechanical	\$175,700	\$288,700
Total	\$765,700	\$811,500
Importance Code A	\$423,800	\$320,900
Importance Code B	\$341,900	\$490,600
Total	\$765,700	\$811,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,200	\$3,900		
Interior Architecture	\$400	\$4,900	\$52,900	
Electrical	\$28,500	\$20,400	\$1,100	\$1,300
Mechanical	\$2,900	\$19,800	\$4,500	\$5,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,100	\$53,000	\$62,400	\$10,300
Importance Code A	\$17,100	\$4,800	\$800	\$800
Importance Code B	\$34,800	\$48,200	\$61,600	\$9,500
Importance Code C	\$200			
Total	\$52,100	\$53,000	\$62,400	\$10,300



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

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

Asset #: 13296

chitecture	Current	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls	650 /		T TEE	ate ate	_	#14.000	
Masonry: Brick	67%	¢ (5.200	LIFE	* *	5	\$14,800	
Masonry: Limestone	25% Now Cracking/Crumbling Location: West Fa		LIFE , Area A		5	\$4,100	
	Joint Mortar Miss/E Location : West Fa		ate, Ared	a Affected : 25%			
Metal Panel	3%		2048	* *	5-10	\$4,500	
Granite Panels	5%		LIFE	* *	5	\$800	
Windows Aluminum	97% 0-2 Loose/Miss Fastener Location : Through		2053 e, Area A	* * Affected : 25%	5	\$2,700	
	Caulking Deteriorate Location: Through		te, Area	Affected : 100%			
Metal Louvers	3%		2031	\$5,400	10	\$1,100	
Parapets Masonry: Brick	80% Now Joint Mortar Miss/El Location : Interior Spalling, Extent : Lig Location : Interior Worn/Eroded, Exten	Face Of South Para ght, Area Affected : Face Of West And !	apet 10% South Pa	rapets	5	\$3,800	
	Location: Interior	Face					
Masonry: Limestone	15% Now Cracking/Crumbling Location: Coping		LIFE , Area A	* * ffected : 5%	5	\$900	
Metal Rail	5%		2033	* *	5-10	\$4,300	
Roof Modified Bitumen	100% Now Blisters, Extent : Mo Location : Over Fi	**	2028 ed : 20%	\$320,900			
Soffits Masonry: Limestone	100% Joint Mortar Miss/E. Location : Front E.	-	LIFE Area Aff	* * Pected : 2%	5		

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.

Asset #: 13296

Architecture		Current Repa	ir	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	15%			2024	\$51,100	3	\$5,500	
Carpet	35%			2029	\$119,100	3	\$12,900	
Cast in Place Concrete	3%			LIFE	* *	5	\$1,600	
Ceramic Tile	2%			2037	* *	5	\$500	
Quarry Tile	20%			2041	* *	5	\$7,400	
Terrazzo	5%			LIFE	* *	5	\$1,000	
Vinyl Tile	20%			2023	\$45,300	3	\$1,800	
•	Other Obs	ervation, Exten	t : Moderate, 2	Area Affe	ected : 100%			
	Location	: Basement						
	Explana	ion : 9x9 Units						
Interior Walls								
Ceramic Tile	2%			2037	* *	5	\$400	
Concrete Masonry Unit	5%			LIFE	* *	5	\$400	
Glass: Single Pane	3%			LIFE	* *	5	\$400	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	75%			LIFE	* *	5	\$4,300	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	3%			2041	* *	5	\$700	
Exposed Concrete	5%			LIFE	* *	5	\$200	
Plaster	92%	4+	\$63,700	LIFE	* *	5	\$14,000	
	Cracking/	Crumbling, Exte	ent : Severe, A	rea Affec	eted : 20%			
	Location	: Main Library	Area 1st Floo	or At Win	dow Interior Soffit	s North I	Facade	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2048	* *			
Retaining Walls								
Cast in Place Concrete	100%			2063	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			

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

Under 600 Volts

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

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

Asset #: 13296

Electrical	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	45%		2028	\$700	5		
	Other Observation	on, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Elec						
	Explanation: 0	One 200 Amperes Main	Disconn	ect Switch			
Fused Disc Sw	10%		2028	\$200	5		
	Other Observation	on, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Elec	etrical Room					
	Explanation: 0	One 200 Amperes Main	Disconn	ect Switch For Em	ergency		
Molded Case Bkrs	45%		2028	\$700	5	\$200	
	Other Observation	on, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Elec	etrical Room					
	Explanation : (One 400 Amperes Main	Disconn	ect Switch			
Switchgear / Switchboard	-	-					
Molded Case Bkrs	100%		2028	\$35,000	5	\$400	
Raceway							
Conduit	95%		2028	\$32,300	1		
Conduit	5%		2048	* *	1		
Panelboards							
Fused Disc Sw	5%		2027	\$800	5		
Molded Case Bkrs	90%		2027	\$14,600	5	\$400	
Molded Case Bkrs	5%		2044	* *	5		
Wiring							
Braided Cloth	90% 2-4	+ . ,	2053	* *	1		
	Insulation Aged,	Extent : Severe, Area	Affected :	100%			
	Location: Thre	oughout The Building					
Thermoplastic	10%		2048	* *	1		
Motor Controllers							
Locally Mounted	100%		2026	\$32,700	5	\$100	
Ground				•			
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	

Lighting

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

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

Asset #: 13296

Current Repair	Future	Replacement	M						
% of Fail Date Estimate Total (Years)	ed Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
			10	\$300					
Explanation : Compact Fluor	escent Lighting								
8%	2038	* *	10	\$1,200					
T-8 Lamps And Fixtures, Exten									
Location : Throughout The B	uilding								
Other Observation, Extent: Me	oderate, Area Affec	ted : 100%							
Location : Throughout The B	uilding								
Explanation : Ballast And Bu	lb New But Fixture	s Are Old							
90%	2038	* *							
Other Observation, Extent : Moderate, Area Affected : 100%									
Explanation : Ballast And Bu	lb New But Fixture	s Are Old							
*									
50%	2023	\$12,000	10	\$2,000					
45%	2023	\$1,100	1						
5%	2038	* *	1						
100%	2023	\$57,100	2						
30%									
70%	2028	\$37,700	1	\$4,300					
		-		•					
30%									
70%	2028	\$129,100	1-3	\$7,300					
	2% Other Observation, Extent: MacLocation: Basement Explanation: Compact Fluor 8% T-8 Lamps And Fixtures, Extent Location: Throughout The B Other Observation, Extent: MacLocation: Throughout The B Explanation: Ballast And Bu 90% Other Observation, Extent: MacLocation: Throughout The B Explanation: Ballast And Bu 50% 45% 55% 100%	2% 2023 Other Observation, Extent: Moderate, Area Affect Location: Basement Explanation: Compact Fluorescent Lighting 8% 2038 T-8 Lamps And Fixtures, Extent: Moderate, Area Affect Location: Throughout The Building Other Observation, Extent: Moderate, Area Affect Location: Throughout The Building Explanation: Ballast And Bulb New But Fixture 90% 2038 Other Observation, Extent: Moderate, Area Affect Location: Throughout The Building Explanation: Ballast And Bulb New But Fixture 50% 2038 Other Observation, Extent: Moderate, Area Affect Location: Throughout The Building Explanation: Ballast And Bulb New But Fixture 50% 2023 45% 2023 5% 2023 30% 70% 2028	2% 2023 \$3,600 Other Observation, Extent: Moderate, Area Affected: 100% Location: Basement Explanation: Compact Fluorescent Lighting 8% 2038 ** T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100% Location: Throughout The Building Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout The Building Explanation: Ballast And Bulb New But Fixtures Are Old 90% 2038 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout The Building Explanation: Ballast And Bulb New But Fixtures Are Old 50% 2038 ** Other Observation, Extent: Moderate, Area Affected: 100% Location: Throughout The Building Explanation: Ballast And Bulb New But Fixtures Are Old 50% 2023 \$12,000 45% 2023 \$1,100 5% 2038 ** 100% 2023 \$57,100	2% 2023 \$3,600 10	2% 2023 \$3,600 10 \$300				

Mechanical	Current Repair	Future Re	placement	M	aintenance	
system Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2048	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2041	* *	1	\$8,100	
	Other Observation, Extent : Lig	ht, Area Affected : 10	0%			
	Location : Basement Boiler Ro	oom				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2036	* *	4	\$800	
Terminal Devices						
Air Handler	60%	2028	\$140,800	1	\$6,100	
Convector/Radiator	40%	2033	* *	1	\$2,100	

Air Conditioning

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

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

Asset #: 13296

Mechanical		Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	60%		2023	\$85,000	1	\$4,600	
Compi/Cimer	-	gerant, Extent : Light, Area A : Basement A C Room	ffected :	60%			
Exterior Pkg Unit - Cooling	40%		2033	* *	2	\$400	
coomg	R-22 Refri Location	gerant, Extent : Light, Area A : Roof	ffected :	40%			
Terminal Devices							
Air Handler/Cool/Ht	60%		2028	\$112,300	1	\$6,100	
No Component	40%						
Heat Rejection							
Dry Cooler	100%		2023	\$90,700	2	\$11,500	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,200	
Exhaust Fans							
Interior	60%		2028	\$35,600	2	\$300	
Roof	40%		2028	\$11,100	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2038	* *	1		
Water Heater							
Electric	100%		2023	\$14,700	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	* *			
•	Location	ervation, Extent : Light, Area : Basement, 1, 2	Affected	: 100%			
	Explanal	ion : One Unit					

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

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

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Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : KEW GARDENS HILLS BRANCH LIBRARY

Address : 72-33 VLEIGH PL.

Borough : QUEENS Agency's Number : KW

Area Sq Ft : 8,090 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 13-Dec-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 6660 Lot : 5 BIN : 4144059

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$38,000	\$800	\$11,500	
Interior Architecture	\$31,400	\$4,500	\$800	
Electrical	\$300	\$200	\$200	\$200
Mechanical	\$3,200	\$900	\$1,300	\$900
Site Enclosure	\$1,500	\$500		
Total	\$74,300	\$6,800	\$13,700	\$1,000
Importance Code A	\$38,400	\$1,200	\$11,900	\$400
Importance Code B	\$19,300	\$5,200	\$1,500	\$600
Importance Code C	\$16,600	\$500	\$300	
Total	\$74,300	\$6,800	\$13,700	\$1,000



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

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

Asset #: 13318

Architecture		Current I	Repair	Futui	re Replacement	M	aintenance	
System	0/ 6							D : 1/
Component	% of Total	(Years)	Estimated Cost	Y ear FY	Estimated Cost	(Yrs)	Estimated Cost	Priority
Type	Total	(1 cars)		Г1		(113)		
Exterior								
Exterior Walls								
Fiberglass Panel	40%			2044	* *	5	\$22,900	
Masonry: Brick Cavity	20%	4+	\$9,400	LIFE	* *	5	\$3,100	
	_	_	Extent : Moderate	, Area A	ffected : 5%			
	Location	ı : Chimney	,					
Metal Panel	5%			2057	* *	5-10	\$5,300	
Pre-Cast Concrete	1%			LIFE	* *	5	\$1,000	
Stucco Cement	4%			2048	* *	5	\$1,500	
Window Wall	30%			2057	* *	5	\$17,200	
Windows								
Aluminum		Now	\$14,900	2056	* *	5	\$200	
			Extent : Severe, Ar	ea Affec	ted : 100%			
		ı : Commur	•					
			nt, Extent : Light, A	lrea Affe	cted : 100%			
		ı : Commur -	•					
	_		ed, Extent : Severe,	Area Afj	fected: 100%			
		: Commun	•		000/			
			: Severe, Area Aff	ected : 1	00%			
	Location	: Commun	иту коот					
Parapets	100/			LIEE	* *	5 10	\$600	
Masonry: Brick Cavity Metal Cornice	10% 45%			LIFE 2066	* *	5-10 10	\$600 \$1.200	
Pre-Cast Concrete	30%			LIFE	* *	5	\$1,300 \$3,300	
Fie-Cast Colletete			Extent : Light, Area			3	\$3,300	
			lace And 72nd Roo		1.100/0			
		-	glass Concrete Pr		nels			
No Component	15%		glass concrete 170	coust I ai				
Roof	13/0							
Green, Roof Inaccessib	le 20%			LIFE	* *			
Modified Bitumen	80%			2039	* *	10	\$15,300	
Soffits	0070			2037		10	Ψ15,500	
Pre-Cast Concrete	100%			LIFE	* *	5	\$1,800	
Interior	10070						\$1,000	
Floors								
Carpet	75%			2032	* *	3	\$13,600	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,600	
Ceramic Tile	5%			2044	* *	5	\$600	
Vinyl Tile	15%			2039	* *	3	\$700	
			: Light, Area Affec	cted : 50	%			
	Location	: Commun	nity Room					
Interior Walls								
Cast in Place Concrete	17%			LIFE	* *	10	\$5,200	
Ceramic Tile	5%			2044	* *	5	\$600	
Concrete Masonry Unit				LIFE	* *	5	\$500	
Glass: Single Pane	3%			LIFE	**	5	\$600	
Gypsum Board	70%			LIFE	* *	5-10	\$14,600	

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

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

Asset #: 13318

Architecture		Current Repair		Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estin (Years)	nated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
Exposed Concrete	10%			LIFE	* *	5-10	\$1,400	
Gypsum Board	10%			LIFE	* *	5-10	\$3,900	
Metal Panel	80%			LIFE	* *	5	\$22,500	
	Other Obs	ervation, Extent :	Light, Area	Affected	: 100%			
	Location	: First Floor						
	Explanat	ion : Concealed	Spline Metal	Panels				
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2048	* *	5-10	\$1,200	
Chain Link	90%	2-4	\$1,500	2041	* *			
		Rusting, Extent : : Rear Facade	Light, Area	Affected	: 10%			
Retaining Walls								
Not Accessible	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	* *			
On-Site Walkways								
Cast in Place Concrete	80%			2048	* *			
Pavers/Stone	20%			2040	* *			

ectrical	Current Repa	ir Futur	Replacement	М	aintenance	
stem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
der 600 Volts		•				
Service Equipment						
Molded Case Bkrs	100%	2061	* *	5	\$200	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Electrical Ro	om Basement				
	Explanation: One 600	Ampere Main Disconne	ct Switch			
Switchgear / Switchboard	^	^				
Molded Case Bkrs	100%	2061	* *	5	\$200	
Raceway						
Conduit	100%	2061	* *	1		
Panelboards						
Fused Disc Sw	5%	2056	* *	5		
Molded Case Bkrs	95%	2056	* *	5	\$200	
Wiring						
Thermoplastic	100%	2061	* *	1		
Motor Controllers						
Locally Mounted	50%	2051	* *	5		
Variable Frequency	50%	2051	* *			
Drive						

Ground

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

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

Asset #: 13318

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	70%		2041	* *	10	\$5,200	
	•	ixtures, Extent : Light,	Area Afj	fected : 100%			
	Location : Base	ment And First Floor					
LED	30%		2039	* *			
Egress Lighting							
Emergency, Battery	50%		2041	* *	10	\$1,000	
Exit, LED	50%		2071	* *	1		
Exterior Lighting							
LED	20%		2041	* *			
No Component	80%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2041	* *	1	\$600	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2041	* *	1-3	\$1,000	

Mechanical	Current Repair	Future R	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2057	* *	1			
Conversion Equipment							
Furnace	100%	2039	* *	1	\$4,000		
	Other Observation, Extent : Light, Ar	ea Affected : 1	00%				
	Location: Roof						
	Explanation: 5 Rooftop Units						
Air Conditioning							
Energy Source							
Electricity	100%	2053	* *	1			
Conversion Equipment							
Ext Pkg Unit -	100%	2039	* *	2	\$500		
Heating/Cooling							
	Other Observation, Extent: Light, Ar	ea Affected : 1	00%				
	Location: Roof						
	Explanation: 5 Units. R-410a						
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,100		

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

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

Asset #: 13318

Mechanical	Current Repa	ir Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Roof	100%	2039	* *	2	\$300	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2057	* *	1		
Water Heater						
Electric	100%	2030	\$7,200	4	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2036	* *	4	\$200	
Fixtures						
Generic	100%					
Fire Suppression						
Sprinkler						
Generic	100%	2057	* *	1-2	\$2,300	

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

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 : 18-Dec-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1695 Lot : 39 BIN : 4437193

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$121,400	
Interior Architecture	\$39,300	
Mechanical		\$726,800
Total	\$160,700	\$726,800
Importance Code A	\$121,400	
Importance Code B		\$726,800
Importance Code C	\$39,300	
Total	\$160,700	\$726,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$71,100		\$8,200	_
Interior Architecture	\$148,700		\$1,700	\$12,500
Electrical	\$1,100	\$500	\$600	\$500
Mechanical	\$14,900	\$10,200	\$7,000	\$9,600
Site Enclosure	\$4,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$244,300	\$14,600	\$21,500	\$26,500
Importance Code A	\$72,300	\$1,200	\$9,400	\$1,200
Importance Code B	\$144,800	\$13,400	\$12,100	\$25,300
Importance Code C	\$27,200			
Total	\$244,300	\$14,600	\$21,500	\$26,500



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

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

Asset #: 4519

chitecture		Current R	epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls								
Glass Block	2%			LIFE	* *	5	\$900	
Masonry: Brick Cavity	83%		\$121,400	LIFE	* *	5	\$29,900	
			od, Extent : Severe	-	-			
		: Rear Face	ade Facing 32nd 2		elow Window Wal			
Masonry: Granite	2%			LIFE	* *	5	\$1,100	
Metal Panel	10%			2051	* *	5-10	\$24,800	
Window Wall	3%			2051	* *	5	\$4,100	
Windows								
Aluminum	95%			2047	* *	5	\$3,400	
Metal Louvers		Now	\$600	2040	* *			
			tent : Moderate, A					
	Location	: Basement	Vent Below Grat	ing At 10	0th Street			
Parapets								
Concrete Masonry Unit	35%			LIFE	* *	5-10	\$6,700	
			tent : Moderate, A	4rea Affe	cted : 100%			
		: Interior F						
		tion : Cover	ed With Tar					
Masonry: Brick Cavity	45%			LIFE	* *	5-10	\$10,800	
Metal Panel	3%			2051	* *	5	\$400	
Metal Rail	15%			2044	* *	5-10	\$9,500	
Pre-Cast Concrete	2%			LIFE	* *	5	\$900	
Roof								
Metal Panel	5%			2044	* *	10	\$2,400	
Modified Bitumen	90%	2-4	\$34,500	2036	* *			
	_		lerate, Area Affec	ted : 10%	ó			
	Location	: Childrens	Roof					
Sloped Glazing	5%			LIFE	* *	5	\$34,800	
	Recent Re	pair Evident	t, Extent : Light, A	rea Affe	cted : 100%			
	Location	: Glazing I	n Gallery Area					
Soffits								
Metal Panel	100%	Now	\$900	2051	* *	5	\$2,200	
	Deformed	Dented, Ext	tent : Moderate, A	rea Affec	eted : 10%			
	Location	· Courtvara	d Soffit At Masonr	n Ruick	loint			

Interior

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

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

Asset #: 4519

Architecture		Current F	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Floors								
Carpet	Staining/D Location Worn/Eroa	: Auditorii led, Extent	\$46,000 Extent : Severe, A um : Severe, Area Aff s Room And Audit	ected : 50		3	\$24,900	
Cast in Place Concrete	Paint Peeli		\$4,200 : Moderate, Area t Mechanical Area		**	5	\$4,000	
Ceramic Tile	15%			2040	* *	5	\$5,500	
Vinyl Tile	Water Pen		\$5,100 xtent : Severe, Are t Mechanical Room			3	\$4,200	
Wood	5%			2059	* *	5	\$3,500	
Interior Walls					* *			
	Location Vertical Cr Location	: Basemen racks, Exte : Sprinkler		n At Exte fected : 2	rior Wall Vent %			
Concrete Masonry Unit			\$12,300 xtent : Moderate, A imeter Of Mechan			5	\$4,100	
Folding Partition	2%			2047	* *	5	\$2,600	
Gypsum Board	Location	: Stair A etration, E.	\$300 Extent : Moderate xtent : Moderate, 2			5	\$900	
Gypsum Board	70%			LIFE	* *	5-10	\$60,700	
Ceilings								
AcousTileSusp.Lay-In	Misalignea		\$22,700 Extent : Moderate, t And Second Floo			5	\$12,900	
Exposed Struc: Steel	5%			LIFE	* *	10	\$3,700	
Gypsum Board		oair Eviden : Auditorii	t, Extent : Light, A um	LIFE rea Affec	* * ted : 100%	5-10	\$19,000	

Site Enclosure

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

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

Asset #: 4519

Architecture		Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Picket	30%		\$300	2051	**			
			xtent : Light, Area	a Affecte	d: 10%			
		: Courtyard						
Aluminum Rail	70%	4+	\$800	2044	**	5	\$2,000	
			xtent : Light, Area	00				
·	Location	: Ramp Ana	l Stair Railing At	Entry An	id Roof Railing			
Free Standing Walls	5 00/	2.4	# 100	2051	* *			
Cast in Place Concrete	70%		\$400	2051				
			tent : Moderate, A ixtures And Base	irea Affe	ected: 10%			
	Other Obs	ervation, Ex	tent : Light, Area	Affected	! : 100%			
	Location	: Wall Faci	ng 32nd Avenue					
	Explana	tion : Stucco	Wall					
Masonry: Brick	30%	Now	\$3,100	2041	* *			
	_		tent : Moderate, .		ected : 10%			
	Location	: To Courty	ard From Sidewa	lk				
Retaining Walls								
Cast in Place Concrete	5%			2051	* *			
Concrete Masonry Unit	45%			2051	* *			
Masonry: Fieldstone	50%			2051	* *			
			tent : Light, Area	Affected	! : 100%			
		: Northern I						
	Explana	tion : Flower	Bed At Front Fa	cade				
Site Pavements								
Public Sidewalk	1000/			2044	* *			
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways	100/			2044	* *			
Cast in Place Concrete	10%			2044	* *			
Masonry: Granite Pavers/Stone	10% 80%			LIFE 2040	* *			
Pavers/Stone	80%			2040				

lectrical	Current Repair	Futur	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5	\$100	
	Other Observation, Extent : Light, Are	ea Affected	: 100%			
	Location : Electrical Room Basemer	ıt				
	Explanation: One 1,600 Ampere Mo	ain Disconr	nect Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2051	* *	5	\$700	
Raceway						
Conduit	100%	2051	* *	1		

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

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

Asse	t #	:	45	19
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Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	5%	2047	* *	5		
Molded Case Bkrs	95%	2047	* *	5	\$600	
Wiring						
Thermoplastic	100%	2051	* *	1		
Motor Controllers						
Locally Mounted	100%	2044	* *	5	\$200	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$700	
Lighting						
Interior Lighting						
Fluorescent	94%	2036	* *	10	\$21,300	
	Other Observation, Extent : Light, A		0%			
	Location: Throughout The Building	g				
	Explanation: T-8 Lamps					
Fluorescent	4%	2036	* *	10	\$900	
	Other Observation, Extent : Light, A.	rea Affected : 10	0%			
	Location: 1st Floor					
	Explanation : Compact Fluorescen	t Lamps				
Incandescent	2%	2036	* *	2		
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$3,000	
Exit, LED	50%	2059	* *	1	-	
Exterior Lighting						
HID	100%	2036	* *	10	\$100	
Alarm						
Security System						
No Component	80%					
Generic	20%	2036	* *	1	\$1,800	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2036	* *	1-3	\$3,000	

Mechanical	Current Repair	Future l	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2041	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2036	* *	1	\$12,200	
	Other Observation, Extent : Light, Area	Affected:	100%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit					

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

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

Asset #: 4519

Mechanical	Current Repair Futu		uture Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating						
Distribution Hot Wtr Piping/Pump	10% 0-2 \$80 Other Observation, Extent: Modera Location: Throughout		* * ted : 100%	4	\$100	
	Explanation : Defective Building N	Management Sy	vstem			
Hot Wtr Piping/Pump	90%	2047	* *	4	\$1,600	
Terminal Devices					· / /	
Air Handler	60%	2031	\$211,300	1	\$9,200	
Convector/Radiator	40%	2036	* *	1	\$3,200	
Air Conditioning					•	
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	10%	2029	\$53,300	2	\$200	
5 5	R-22 Refrigerant, Extent : Light, Are Location : 1 Unit For Auditorium	га Affected : 10	90%			
Reciprocating Compr/Chiller	80%	2031	\$170,100	1	\$9,200	
1	R-22 Refrigerant, Extent: Light, Are Location: Basement	ea Affected : 80	0%			
	Other Observation, Extent : Light, A Location : Basement	rea Affected :	80%			
	Explanation: 2 Units					
No Component	10%					
Distribution CW & CHW Wtr Pipe/Pump	80%	2041				
i ipe/i uilip		2041	* *	4	\$1,000	
	20%	2041	* *	4	\$1,000	
No Component	20%		* *	4	\$1,000	
No Component Terminal Devices				4 1	· 	
No Component Terminal Devices Air Handler/Cool/Ht	80%	2031	\$202,200		\$1,000 \$12,200	
No Component Terminal Devices					· 	
No Component Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit	80% 20%	2031	\$202,200	1	\$12,200	
No Component Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit	80% 20%	2031	\$202,200	1	\$12,200	
No Component Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit Ventilation	80% 20%	2031	\$202,200	1	\$12,200	
No Component Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit Ventilation Distribution	80% 20% 100%	2031	\$202,200 \$45,400	2	\$12,200 \$17,200	
No Component Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit Ventilation Distribution Ductwork/Diffusers	80% 20% 100% 100%	2031 2031 LIFE 2031	\$202,200 \$45,400 **	2	\$12,200 \$17,200 \$21,800 \$400	
No Component Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit Tentilation Distribution Ductwork/Diffusers Exhaust Fans	80% 20% 100% 100% 50% 50% 0-2 \$1,00 Noisy/Vibrating, Extent: Moderate,	2031 2031 LIFE 2031 2031 2031	\$202,200 \$45,400 ** \$44,500 \$20,800	2 2-5	\$12,200 \$17,200 \$21,800	
No Component Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior Roof	80% 20% 100% 100% 50% 50% 0-2 \$1,00	2031 2031 LIFE 2031 2031 2031	\$202,200 \$45,400 ** \$44,500 \$20,800	1 2 2-5 2	\$12,200 \$17,200 \$21,800 \$400	
No Component Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Cooled Condenser Unit Ventilation Distribution Ductwork/Diffusers Exhaust Fans Interior	80% 20% 100% 100% 50% 50% 0-2 \$1,00 Noisy/Vibrating, Extent: Moderate,	2031 2031 LIFE 2031 2031 2031	\$202,200 \$45,400 ** \$44,500 \$20,800	1 2 2-5 2	\$12,200 \$17,200 \$21,800 \$400	

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

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

Asset #: 4519

Mechanical	Current Repair	Future Rep	lacement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Water Heater						
Gas Fired	100%	2031	\$15,300	2	\$400	
	Recent Replace Evident, Exten	t : Light, Area Affected	: 100%			
	Location: Basement					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2031	\$7,200	4	\$1,500	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Li	ght, Area Affected : 100	%			
	Location: Basement To 2nd	Floor				
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
Generic	100%	2041	* *	1-2	\$6,900	

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : LAURELTON BRANCH LIBRARY

Address : 134-26 225TH ST.

Borough : QUEENS Agency's Number : LA

Area Sq Ft : 8,986 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 07-Jan-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,Ph

Block : 13105 Lot : 7 BIN : 4281443

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$297,300	\$321,200
Electrical		\$233,300
Mechanical		\$135,700
Total	\$297,300	\$690,200
Importance Code A	\$297,300	\$321,200
Importance Code B		\$369,000
Total	\$297 300	\$690,200

Total \$297,300 \$690,200

\$180,700	\$3,300	\$4,400	\$7,300
\$32,900		\$700	
\$90,200	\$2,800	\$3,200	\$6,800
\$57,700	\$400	\$400	\$400
\$180,700	\$3,300	\$4,400	\$7,300
\$1,100			
\$2,700			
\$10,700	\$2,500	\$2,400	\$2,500
\$29,700	\$800	\$900	\$1,000
\$82,300		\$1,000	\$3,800
\$54,200			
FY 2022	FY 2023	FY 2024	FY 2025
	\$54,200 \$82,300 \$29,700 \$10,700 \$2,700 \$1,100 \$180,700 \$57,700 \$90,200 \$32,900	\$54,200 \$82,300 \$29,700 \$10,700 \$2,500 \$2,700 \$1,100 \$180,700 \$3,300 \$57,700 \$90,200 \$32,900	\$54,200 \$82,300 \$29,700 \$10,700 \$2,500 \$1,100 \$180,700 \$1,100 \$180,700 \$3,300 \$4,400 \$57,700 \$90,200 \$2,800 \$3,200 \$32,900



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

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

Asset #: 13297

rchitecture	Current Repair	Future Replacement	М	aintenance	
vstem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Cast in Place Concrete	5% 0-2 \$6,300 Painted Surfaces, Extent: Moderate, An Location: Entrance	LIFE ** rea Affected : 10%	5	\$5,100	
Cast Stone/Terra Cotta	2% Now \$3,200 Joint Mortar Miss/Erod, Extent: Light, Location: Window And Door Suround Staining/Discoloring, Extent: Moderate Location: Window Sill And Lintel	l At Front Entrance	5	\$3,200	
Ceramic Tile	10% Now \$4,500 Broken/Missing Elements, Extent : Seve Location : Throughout	2041 ** re, Area Affected : 5%			
Masonry: Brick	63% 4+ \$84,600 Diagonal Cracks, Extent: Severe, Area Location: Mechanical Penthouse Cor Efflorescence, Extent: Moderate, Area Location: South Facade Joint Mortar Miss/Erod, Extent: Moder Location: At Parapet Level Througho Caulking Deteriorated, Extent: Modera Location: Mechanical Bulkhead Corn	ner Walls Affected : 10% rate, Area Affected : 20% out And Front Facade ote, Area Affected : 5%	5	\$12,900	
Masonry: Fieldstone	20% Now \$19,200 Joint Mortar Miss/Erod, Extent: Light, Location: Throughout Other Observation, Extent: Severe, Are Location: Front Facade Explanation: Staining Below Window	a Affected : 10%	5	\$3,100	
Windows					
Aluminum	100% Now \$103,800 Deteriorated Finish, Extent: Moderate, Location: Southwest Facade Caulking Deteriorated, Extent: Severe, Location: Throughout Unit Inoperable, Extent: Severe, Area A Location: Throughout Weather Strip Missing, Extent: Severe, Location: North Facade	Area Affected : 100% Affected : 50%	5	\$1,100	

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

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

Asset #: 13297

chitecture	Current Repair	Futur	e Replacement	M	aintenance		
stem Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior							
Parapets	000/ 31 04	4.600 1.155	* *	_	#2 400		
Masonry: Brick	Efflorescence, Extent: Moderat Location: South Facade Wall Joint Mortar Miss/Erod, Extent Location: All Facades	: Severe, Area A	: 10% ffected : 20%	5	\$2,400	1	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5% Location : South Facade						
	Miss/Damaged Flashings, Exter Location : Damaged Copper I			ó			
	Caulking Deteriorated, Extent: Severe, Area Affected: 100% Location: Below Coping At Exterior Facade						
	Staining/Discoloring, Extent: M Location: Throughout Parape	Ioderate, Area Ą	-				
Masonry: Limestone	20% Now \$2 Staining/Discoloring, Extent: S Location: Front Facade Copi			5	\$700		
Roof							
Modified Bitumen	100% Now \$6 Blisters, Extent: Severe, Area A Location: Throughout	4,200 2031 Iffected : 5%	\$321,200			1	
	Debris Present, Extent: Light, A Location: All Roofs	Area Affected : 5	%				
	Ponding, Extent : Severe, Area . Location : All Roofs	Affected : 30%					
	Ridging, Extent : Severe, Area A Location : Main Roof	Affected : 15%					
	Water Penetration, Extent : Sev. Location : Front Lower Roof A	-		st Corne	r		
Soffits							
Cast in Place Concrete	100% Now Paint Peeling, Extent: Severe, A Location: Entrance	\$800 LIFE Area Affected : 5	**	5	\$600		
	Caulking Deteriorated, Extent : Location : Window Soffit At F.		Affected : 20%				

Interior

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

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

Asset #: 13297

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	50%	0.0	#1.500	2027	\$93,000	3	\$13,400	
Cast in Place Concrete		_	\$1,500 : Moderate, Area	LIFE Affected	* * : 25%	5	\$2,900	
		: Basemen		. 50/				
			ere, Area Affected ot Water Tank In B		•			
Ceramic Tile	3%			2040	* *	5	\$400	
Mosaic Tile	2%			2036	* *	5	\$700	
Vinyl Tile	20%			2036	* *	3	\$1,000	
Vinyl Tile 9" X 9"	15%	Now	\$24,100	2041	* *	3	\$800	
	Broken/Mi	issing Elem	ents, Extent : Seve	re, Area	Affected : 10%			
	Location	: Rear Exi	t From Staff Area					
	-		tent : Severe, Area	Affected	! : 30%			
	Location : Throughout Staff Areas							
	Worn/Ero	ded, Extent	: Severe, Area Affe	ected: 2.	5%			
	Location	: Staff Are	as					
Interior Walls								
Cast in Place Concrete	5%	Now	\$9,700	LIFE	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: Basemen	nt .					
	Spalling, I	Extent : Mo	derate, Area Affect	ted : 10%	6			
	Location	: Basemen	nt .					
Ceramic Tile	5%			2034	* *	5	\$1,400	
Concrete Masonry Unit	10%	Now	\$3,400	LIFE	* *	5	\$1,100	
•	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location	: Staff Are	as					
Folding Partition	5%			2047	* *	5	\$3,500	
Glass: Single Pane	2%			LIFE	* *	5	\$900	
Gypsum Board	60%	4+	\$3,800	LIFE	* *	5	\$10,200	
- 7 F		r/Impact D	amage, Extent : M		Area Affected : 5%	_	4,	
			athroom Foyer En		33			
Masonry: Brick	3%	Now	\$3,600	LIFE	* *			
•			: Severe, Area Aff		0%			
	Liji tor esee.							
			cal Penthouse Wal					
Plaster						5-10	\$1,200	

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

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

Asset #: 13297

Architecture	Current Repair	Future Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority
Interior					
Ceilings AcousTileConcealSpLn	75% Now \$ Misaligned/Bulging, Extent: S Location: Throughout Water Penetration, Extent: Se		* 5	\$6,300	
	Location : Librarians Front				
AcousTileSusp.Lay-In	5% 4+ Staining/Discoloring, Extent: Location: Community Meeti. Water Penetration, Extent: Me Location: Community Meeti.	ng Room oderate, Area Affected : 5%	* 5	\$300	
Exposed Concrete		\$2,300 LIFE *	* 5	\$200	
	Cracking/Crumbling, Extent: Location: Mechanical Penth Paint Peeling, Extent: Light, A Location: Basement And Me	ouse Area Affected : 2% chanical Penthouse			
Exposed Struc: Steel	2% 4+ Corrosion/Rusting, Extent : Ligarity Location : Mechanical Penth		*		
Gypsum Board	8%	LIFE *	* 5-10	\$3,700	
Site Enclosure Fence/Gates Aluminum Rail Chain Link	20% 80% Now Corrosion/Rusting, Extent: MacLocation: Throughout Impact Damage, Extent: Seven Location: South Facade		* 5-10 *	\$4,400	
Free Standing Walls Cast in Place Concrete	70% Now Cracking/Crumbling, Extent: Location: Vertical Cracks O	\$100 2051 * Moderate, Area Affected: 10%	*		
Masonry: Fieldstone	30%	2041 *	*		
Masonry: Fieldstone Retaining Walls Cast in Place Concrete Masonry: Brick	90% 10% Now	2051 * \$100 2041 *	*		
	Cracking/Crumbling, Extent : Location : Cheek Wall Corne	Severe, Area Affected : 10% or At Railing Connection t : Moderate, Area Affected : 50% s vere, Area Affected : 50%			
Site Pavements Public Sidewalk					
Cast in Place Concrete	100%	2036 *	*		

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

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

QUEENS PUBLIC LIBRARY - 039 LAURELTON BRANCH LIBRARY

Asset #: 13297

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

On-Site Walkways

Cast in Place Concrete 100% Now \$1,100 2036 **

Cracking/Crumbling, Extent: Moderate, Area Affected: 1% Location: Concrete Stair At Side Entrance North Facade Other Observation, Extent: Moderate, Area Affected: 100%

Location: North Facade Steps Explanation: Moss Stained

Parking/Driveway

Cast in Place Concrete 100% 2036 **

Electrical		Current Repair Future Replacem		re Replacement	nt Maintenance		
System Component Type	% of Total	Fail Date Estima (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2031	\$1,600	5		
			Light, Area Affected	d : 100%			
		: Electrical Room					
	Explanati	ion : Main Service	Disconnect Switch	Rated At 600 Amp	eres.		
Switchgear / Switchboard							
Molded Case Bkrs	100%		2031	\$35,000	5	\$200	
Raceway							
Conduit	20%		2041	* *	1		
Conduit	80%		2031	\$27,200	1		
Panelboards							
Fused Disc Sw	20%		2039	* *	5		
Molded Case Bkrs	20%		2030	\$3,200	5		
Molded Case Bkrs	60%		2039	* *	5	\$100	
Wiring							
Braided Cloth	70%	2-4	\$21,000 2056	* *	1		
	Insulation .	Aged, Extent: Mo	derate, Area Affect	ed : 100%			
	Location	: Basement, 1st Fi	loor				
Thermoplastic	30%		2041	* *	1		
Motor Controllers			<u>-</u>				
Locally Mounted	100%		2029	\$16,400	5	\$100	
Ground				· · · · · · · · · · · · · · · · · · ·			
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
ighting	10070		211 12			4200	

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	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2026	\$87,700	10	\$7,400	
	Other Observation, Extent : Light, Ar		100%			
	Location : Throughout The Building	3				
	Explanation: T-12 Lamps					
Fluorescent	8%	2031	\$7,800	10	\$700	
	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location: 1st Floor					
	Explanation: T-8 Lamps					
Fluorescent	2%	2026	\$2,000	10	\$200	
	Other Observation, Extent : Light, Ar	ea Affected :	100%			
	Location: Fan Rooms					
	Explanation: Compact Fluorescent	Lights				
Egress Lighting						
Emergency, Battery	50%	2031	\$6,600	10	\$1,100	
Exit, Battery	50%	2031	\$2,200	10	\$300	
Exterior Lighting						
HID	30%	2031	\$11,000	10		
No Component	70%					
Alarm						
Security System	2007					
No Component	20%	2026	* *		#2.7 00	
Generic	80%	2036		1	\$2,700	
	Other Observation, Extent : Light, Ar		100%			
	Location: Reading Areas, Meeting					
Fire/Smoke Detection	Explanation : CCTV Surveillance C	ameras				
Generic, Analog	100%	2026	\$100,800	1-3	\$5,700	
Generic, Analog	Other Observation, Extent : Light, Ar			1-3	\$5,700	
	Location: Throughout The Building		100/0			
	Explanation: Smoke Detectors, Ala					
	Explanation . Smoke Detectors, Ata	in Dens				

Mechanical		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$3,500	2048	* *	1	\$4,000	
	Leak Evide	ent, Extent : N	Moderate, Area A	Affected :	5%			
	Location	: Section Lea	aks, Boiler Roon	ı				
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 100%			
	Location	: Basement I	Boiler Room					
	Explanat	ion : 1 Unit						

Maintenance \$ are aggregated over a ten-year period. Site 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	ure Replacement Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority	
Heating						
Distribution Hot Wtr Piping/Pump	100% 0-2 \$70		4	\$400		
	Corroded, Extent : Moderate, Area L Location : Penthouse	Affected : 30%				
Terminal Devices	500/	2026		#2 000		
Air Handler	50%	2026 \$64,100		\$2,800		
Convector/Radiator	50% 0-2 \$2,40 Not in Service, Extent: Moderate, A Location: Various Locations		1	\$1,300		
Air Conditioning						
Energy Source						
Electricity	100%	2039 **	1			
Conversion Equipment Reciprocating Compr/Chiller	70%	2039 **	1	\$2,900		
compi/chinici	Other Observation, Extent : Light, A Location : Penthouse Roof	rea Affected : 100%				
	Explanation: R-410a					
Exterior Pkg Unit - Cooling	30%	2036 * *	2	\$200		
Ş	Other Observation, Extent: Light, A Location: Penthouse Roof	rea Affected : 100%				
Terminal Devices	Explanation: R-410a					
Air Handler/Cool/Ht	70%	2026 \$71,600	1	\$3,900		
No Component	30%	2020 \$71,000	•	Ψ2,500		
Heat Rejection						
Air Cooled Condenser Unit	70%	2039 **	2	\$4,400		
No Component	30%					
Ventilation Distribution						
Ductwork/Diffusers	100%	LIFE **	2-5	\$7,900		
Exhaust Fans						
Interior	70%	2026 \$22,700		\$200		
Roof	30%	2036 **	2	\$100		
Plumbing						
H/C Water Piping	100%	2041 **	1			
Brass/Copper Water Heater	10070	ZU 4 1	1			
Gas Fired	100%	2030 \$5,600	2	\$100		
GasTirea	Other Observation, Extent: Light, A Location: Basement		2	\$100		
	Explanation: 50 Gallons					
Sanitary Piping Cast Iron	100%	LIFE **	1			
Cast Holl	100/0	LILL	1			

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

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

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QUEENS PUBLIC LIBRARY - 039 LAURELTON BRANCH LIBRARY

Asset #: 13297

Mechanical	Current Repair	Future I	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
lumbing							
Storm Drain Piping							
Cast Iron	100%	LIFE	* *	1			
Backflow Preventer							
Generic	100%	2031	\$2,300	1	\$600		
Fixtures							
Generic	100%						

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : LEFFERTS BRANCH LIBRARY

Address : 103-34 LEFFERTS BLVD.

Borough : QUEENS Agency's Number : LRC

Area Sq Ft : 6,942 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 08-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1, Mez

Block : 9556 Lot : 20 BIN : 4203685

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$117,800	
Electrical		\$35,000
Total	\$117,800	\$35,000
Importance Code A	\$117,800	
Importance Code B		\$35,000
Total	\$117,800	\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$43,500		\$2,600	
Interior Architecture	\$17,200			\$4,200
Electrical	\$900	\$600	\$700	\$600
Mechanical	\$2,700	\$300	\$1,000	\$300
Site Enclosure	\$800			
Site Pavements	\$3,900			
Total	\$69,000	\$900	\$4,300	\$5,100
Importance Code A	\$43,800	\$300	\$2,900	\$300
Importance Code B	\$17,600	\$600	\$1,400	\$4,700
Importance Code C	\$7,600			
Total	\$69,000	\$900	\$4,300	\$5,100



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

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

Asset #: 13298

Architecture	Current Repair Future Replacement			M				
ystem Component Type	% of 1 Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls Masonry: Brick Cavity	Location :	Front Facad		-		5	\$14,500	
	_	Growth, Exte Side Elevati	nt : Moderate, on		ected : 20%			
Pre-Cast Concrete		4+ d Finish, Exte Front Facad	\$1,400 ent : Light, Are le Columns	LIFE a Affecte	* * d : 5%	5	\$2,600	
Window Wall	5%			2041	* *	5	\$3,000	
Windows Aluminum	_	0-2 eteriorated, E Throughout	\$6,700 Extent : Moderd	2039 ute, Area	* * Affected : 25%	5	\$700	
Metal Louvers	5% Corrosion/I	0-2	\$500 nt : Moderate, 2 overs	2034 Area Affe	* * ected : 30%			
Parapets								
Metal: Cage/Fence Pre-Cast Concrete	15% 85%			2044 LIFE	* *	5-10 5	\$4,400 \$40,300	
Roof Modified Bitumen	_	2-4 xtent : Light, Main Roof	\$14,700 Area Affected :	2036 10%	* *			
Soffits								
Cast in Place Concrete	100%			LIFE	* *	5		
terior								
Floors Carpet	_	4+ scoloring, Ex Purple Carp	\$5,000 tent : Light, Ar	2030 ea Affect	\$100,600 ed : 5%	3	\$10,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,300	
Ceramic Tile	5%			2040	* *	5	\$500	
Vinyl Tile			\$3,800 Toderate, Area om And Staff O		\$19,100 : 100%	3	\$800	
Interior Walls								
Ceramic Tile	_	4+ rumbling, Ex Mens Staff E	\$500 tent : Light, Ar Bathroom	2040 ea Affect	* * ed : 5%	5	\$200	
Concrete Masonry Unit	80%			LIFE	* *	5	\$4,100	
Glass: Single Pane	5%	4.	4400	LIFE	**	5	\$500	
Gypsum Board		4+ 1g, Extent : L Customer Se	\$100 ight, Area Affe	LIFE cted : 2%	**	5	\$400	

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

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

Asset #: 13298

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings	100/	3.7	Φ.5.0.0	2011	* *	_	.	
AcousTileConcealSpLn		Now	\$500	2044		5	\$600	
		_	nents, Extent : Seve	re, Area	Affectea : 1%			
		: Staff Loi	_		CC 1 20/			
	0	_	, Extent : Moderate	, Area A	ffectea : 2%			
		: Staff Bai						
AcousTileSusp.Lay-In	78%		\$1,400	2044	* *	5	\$4,000	
	_	0	, Extent : Moderate	, Area Ą	ffected : 2%			
			amage At Front					
Exposed Struc: Steel	10%			LIFE	* *	10	\$2,100	
Gypsum Board	2%			LIFE	* *	5-10	\$700	
Site Enclosure Fence/Gates								
Iron Picket	100%	2-4	\$800	2051	* *			
	Corrosion	/Rusting, E	Extent : Moderate, A	lrea Affe	ected : 30%			
		: Through						
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$300	2036	* *			
	Broken/M	issing Elen	nents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Location	: Book Re	turn Walk					
Parking/Driveway								
Asphalt	100%	0-2	\$3,700	2034	* *			
			Extent : Moderate	, Area Ą	ffected : 10%			
	Location	: Through	out					
	Other Obs	ervation, E	Extent : Severe, Are	a Affecte	ed : 5%			
	Location	: Rear Of	Driveway					
	Explana	tion : Moss	Growth					

Electrical	Current Repair	Future Re	eplacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2031	\$1,600	5	\$200	
	Other Observation, Extent : Light,	Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : Main Service Disco	nnect Switch Rate	ed At 225 Amp	eres.		
Switchgear / Switchboard			-			
Molded Case Bkrs	100%	2031	\$35,000	5	\$200	
Raceway						
Conduit	90%	2051	* *	1		
Conduit	10%	2031	\$3,400	1		

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

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

Asset #: 13298

Electrical	Current Repair	Future Replac	ement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	10%	2047	* *	5		
Molded Case Bkrs	90%	2047	* *	5	\$200	
Wiring						
Thermoplastic	90%	2051	* *	1		
Thermoplastic	10%	2031	\$3,000	1		
Ground						
Grounding Devices	1000/		4. 4.	_	4.00	
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting	000/	• • • • • • • • • • • • • • • • • • • •	-11-	4.0	4 00	
Fluorescent	90%	2036	* *	10	\$5,700	
	Other Observation, Extent : Light,					
	Location: Reading Areas, Mecha	anical Rooms				
	Explanation: T-8 Lamps					
Fluorescent	5%	2036	* *	10	\$300	
	Other Observation, Extent : Light,	Area Affected : 100%				
	Location : Offices					
	Explanation: T-5 Lamps					
Fluorescent	5%	2036	* *	10	\$300	
	Other Observation, Extent : Light, Location : 2nd Floor	Area Affected : 100%				
	Explanation : Compact Fluoresc	ent Lights				
Egress Lighting						
Emergency, Service	50%	2036	* *	1		
Exit, Service	50%	2036	* *	1		
Exterior Lighting						
Fluorescent	15%	2026	\$3,600	10	\$100	
	Other Observation, Extent : Light,					
	Location : Front Of The Building	7				
	Explanation: Compact Fluoresc	ent Lights				
HID	15%	2031	\$4,300	10		
No Component	70%					
Alarm						
Security System						
No Component	30%					
Generic	70%	2036	* *	1	\$1,800	
	Other Observation, Extent : Light,	Area Affected : 100%				
	Location: Reading Areas, Book					
	Explanation: CCTV Surveillance	e Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2036	* *	1-3	\$4,300	
	Other Observation, Extent : Light, Location : Throughout The Build					
	Explanation : Smoke Detectors, A	Alarm Bells, Manual Pi	ull Station	s, Strobe	Lights	

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

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

Asset #: 13298

Mechanical	Current Repair	Future Re	eplacement	М	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2051	* *	1		
Conversion Equipment						
Furnace	100%	2031	\$16,600	1	\$3,400	
Air Conditioning						
Energy Source						
Electricity	100%	2047	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2036	* *	2	\$400	
Heating/Cooling						
	R-134a Refrigerant, Extent : Location : Roof	Light, Area Affected : 1	00%			
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,100	
Exhaust Fans						
Roof	100%	2036	* *	2	\$200	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2051	* *	1		
Water Heater						
Gas Fired	100%	2030	\$4,300	2	\$100	
	Other Observation, Extent : I		00%			
	Location: 2nd Floor Mecho	ınical Room				
	Explanation: One 40 Gallo	n				
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$371,300	
Interior Architecture	\$45,800	
Total	\$417,100	
Importance Code A	\$371,300	
Importance Code C	\$45,800	
Total	\$417.100	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$1,300		\$9,100	\$3,000
Interior Architecture		\$4,300	\$2,000	\$13,000
Electrical	\$1,300	\$21,300	\$1,800	\$1,300
Mechanical	\$4,400	\$7,100	\$6,300	\$7,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$10,900	\$36,700	\$23,100	\$28,300
Importance Code A	\$2,300	\$1,000	\$10,000	\$4,000
Importance Code B	\$8,600	\$35,700	\$13,100	\$24,400
Importance Code C				



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

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

Asset #: 14111

Architecture	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior Exterior Walls							
Masonry: Brick	70%		LIFE	* *	5	\$24,800	
Metal Panel	5%		2054	* *	5-10	\$12,200	
Granite Panels	5%		LIFE	* *	5	\$1,300	
Pre-Cast Concrete	15%		LIFE	* *	5	\$17,300	
Stucco Cement	5%		2045	* *	5	\$4,400	
Windows							
Aluminum	95%		2050	* *	5	\$1,600	
Glass Block	5%		LIFE	* *	5	\$100	
Parapets							
Metal Panel	5%		2054	* *	5	\$500	
Metal Rail	25% 4+	\$800	2045	* *	5	\$4,200	
	Other Observation Location: Main	, Extent : Moderate, . Roof	Area Affe	ected : 5%			
	Explanation : Soi	me Leaking Through	Pitch Po	ckets Of Railing			
Pre-Cast Concrete	65%		LIFE	* *	5	\$9,600	
Pre-Cast Concrete	5% Now	\$500	LIFE	* *	5	\$700	
	Location : Copin Caulking Deteriord Location : Copin	ated, Extent : Moderd	ate, Area	Affected : 50%			
Roof							
Modified Bitumen	100% Now Miss/Damaged Fla Location : West S	\$371,300 ashings, Extent : Mod Side	2038 lerate, Ar	* * rea Affected : 25%			
		Extent : Moderate, 2 B, Custodians Office	Area Affe	cted : 10%			
	Other Observation	, Extent : Severe, Are	ea Affecte	ed : 80%			
	Location: Main	Roof					
	Explanation : Air	· Pockets,Trapped W	ater And	Adhesion Failure			
Interior							
Floors							
Carpet	30%		2029	\$120,000	3	\$13,000	
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+ Unit Inoperable, E Location : Main 1	\$45,800 xtent : Severe, Area A Floor	2050 Affected :	**	5	\$1,300	
Class, C:1- D		001	LIEE	* *	-	\$200	
Glass: Single Pane	2%		LIFE	* *	5	\$300	
Gypsum Board	90%		LIFE	* *	5	\$11,500	

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

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

Asset #: 14111

Architecture	Current Repair	Future Replacement	ture Replacement Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Interior					
Ceilings					
AcousTileSusp.Lay-In	90%	2045 **	5	\$26,000	
	Water Penetration, Extent: Moderate	, Area Affected : 10%			
	Location : Custodian Office, Stair B	And Library Area			
Gypsum Board	10%	LIFE **	5	\$3,600	
Site Pavements					
Public Sidewalk					
Cast in Place Concrete	100%	2041 **	:		

Electrical		Current Repair	Futu	re Replacement	M	laintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2048	**	5	\$100	
		ervation, Extent : Moderate,	Area Aff	ected : 100%			
		: Electrical Room	. 1 4. 1	200.4			
G'4 1 / G'4 11 1	Explanat	ion : Main Service Switch R	atea At 1,	200 Amperes			
Switchgear / Switchboard	100%		2048	* *	_	\$500	
Molded Case Bkrs	100%		2048		5	\$300	
Raceway Conduit	100%		2048	* *	1		
Panelboards	10070		2048		1		
Fused Disc Sw	5%		2044	* *	5		
Molded Case Bkrs	95%		2044	* *	5	\$500	
Wiring	7570		2011			Ψ300	
Thermoplastic	100%		2048	* *	1		
Motor Controllers	10070		2010				
Locally Mounted	100%		2041	* *	5	\$100	
Ground						· · · · · · · · · · · · · · · · · · ·	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting							
Fluorescent	60%		2033	* *	10	\$10,600	
		And Fixtures, Extent: Mod	erate, Are	ea Affected : 100%			
	Location	: Throughout The Building					
Fluorescent	20%		2033	* *	10	\$3,500	
		ervation, Extent : Moderate,	Area Aff	ected : 100%			
		: Throughout The Building					
	Explanat	ion : Compact Fluorescent l	Lamps				
Fluorescent	18%		2033	* *	10	\$3,200	
		And Fixtures, Extent: Mod: Throughout The Building	erate, Are	ea Affected : 100%			
Incandescent	2%	. 1111 Oughout The Buttuing	2033	* *	2		

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

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

Asset #: 14111

Electrical	Current Repair	Future Repla	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2033	* *	10	\$2,300	
Exit, Service	50%	2033	* *	1		
Exterior Lighting						
HID	50%	2033	* *	10		
Incandescent	50%	2033	* *	2		
Alarm						
Security System						
No Component	30%					
Generic	70%	2033	* *	1	\$5,100	
	Other Observation, Extent: Mode	rate, Area Affected : I	100%			
	Location : Throughout The Build	ding				
	Explanation: CCTV Surveillanc	e Cameras				
Fire/Smoke Detection						
No Component	30%					
Generic, Digital	70%	2033	* *	1-3	\$8,300	

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type		Tail Date Estimated Cost (Years)	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	
		vation, Extent : Light, Area	Affected	! : 100%			
	Location:	Basement Boiler Room					
	Explanatio	on: 2 Units					
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$1,000	
Terminal Devices							
Air Handler	90%		2033	* *	1	\$10,800	
Convector/Radiator	10%		2041	* *	1	\$600	
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Reciprocating Compr/Chiller	100%		2033	* *	1	\$9,000	
Compi/Cimici	R-22 Refrige Location :	erant, Extent : Light, Area A Penthouse	ffected :	100%			
Terminal Devices							
Air Handler/Cool/Ht	100%		2033	* *	1	\$12,000	
Heat Rejection Air Cooled Condenser Unit	100%		2033	* *	2	\$13,500	

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

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

Asset #: 14111

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,800	
Exhaust Fans							
Roof	100%		2033	* *	2	\$600	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2048	* *	1		
Water Heater							
Gas Fired	100%		2026	\$12,000	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	* *			
		ervation, Extent : Light, Area	Affected	! : 100%			
	Location	: 1-2					
	Explanati	on : 1 Unit					

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : MASPETH BRANCH LIBRARY

Address : 69-70 GRAND AVE.

Borough : QUEENS Agency's Number : MA

Area Sq Ft : 7,200 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 02-Nov-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 2796 Lot : 8 BIN : 4062709

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$136,800	
Interior Architecture	\$89,700	
Electrical		\$317,400
Mechanical	\$192,200	
Total	\$418,800	\$317,400
Importance Code A	\$136,800	
Importance Code B	\$281,900	\$317,400
Total	\$418,800	\$317,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$27,200		_	\$600
Interior Architecture	\$2,500	\$500	\$200	\$2,500
Electrical	\$200	\$200	\$300	\$61,200
Mechanical	\$2,400	\$1,400	\$2,800	\$1,400
Total	\$32,300	\$2,200	\$3,200	\$65,700
Importance Code A	\$27,500	\$400	\$400	\$1,000
Importance Code B	\$4,800	\$1,800	\$2,900	\$64,700
Importance Code C				
Total	\$32,300	\$2,200	\$3,200	\$65,700



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

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

Asset #: 13300

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls				• • • • •		4.0	0.1.0 00	
Copper/Terne	5%			2050	* *	10	\$1,300	
Masonry: Brick Cavity		N I	¢77.400	LIFE	**	5	\$5,700	
Masonry: Brick Cavity			\$77,400 od, Extent : Severe	LIFE		5	\$4,800	
			ou, Extent . severe outh And East Fac	-	jjeciea . 50%			
			tent : Light, Area A		5%			
		-	outh And East Fac		370			
			ent : Severe, Area A		10%			
					rking Lot, Corners			
Masonry: Marble	3%			LIFE	* *	5	\$300	
Windows							*****	
Aluminum	100%	Now	\$13,500	2038	* *	5	\$500	
		_	Extent : Moderate, 2	Area Affe	ected : 25%			
		i : Through						
	•		ent : Moderate, Are	ea Affecte	ed : 50%			
	Location	: Through	out					
Parapets (T	200/			2050	ىك بىك ماد ماد	-	Ф1 100	
Copper/Terne	20%	N I	¢12.000	2050	* *	5	\$1,100	1
Masonry: Brick Cavity		Now	\$13,000 od, Extent : Severe	LIFE		5	\$900	1
			Face Of Parpaet V	-	jjeciea . 4070			
Masonry: Limestone		Now	\$700	LIFE	* *	5	\$100	
wasomy. Emicstone			od, Extent : Moder		a Affected : 50%	3	\$100	
		i : Coping S		,	50			
			d, Extent : Modera	ite, Area	Affected: 50%			
		: Coping S						
	Water Per	netration, E	xtent : Moderate, A	Area Affe	ected : 5%			
	Location	: Coping						
Roof								
Modified Bitumen	100%		\$59,400	2035	**			
			ctent : Severe, Area	Affected	d : 10%			
		ı : Main Ro	-	100	1 100/			
			xtent : Severe, Are rs Office And Libra					
G. CC4.	Locuitor	i . Munugei	's Office And Libra	iriun Are	:u			
Soffits Stucco Cement	100%			2043	* *	5		
Interior	100/0			2073		3		
Floors								
Carpet	47%			2031	\$70,000	3	\$10,100	
Cast in Place Concrete	10%			LIFE	* *	5	\$2,400	
Ceramic Tile	3%			2039	* *	5	\$300	
Vinyl Tile	40%			2035	* *	3	\$1,600	

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

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

Asset #: 13300

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
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	\$89,700	2050	* *	5	\$6,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location	: Directly	Under Southwest L	Orain				
	_	Discoloring, : Through	Extent : Severe, A out	rea Affeo	cted : 25%			
	Water Per	netration, E	xtent : Severe, Ared	a Affecte	d : 10%			
	Location	: Managei	rs Office And Libra	rian Are	а			
Exposed Struc: Steel	5%			LIFE	* *			
Site Enclosure								
Fence/Gates								
Chain Link	90%			2050	* *			
Iron Picket	10%			2065	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2035	* *			

ectrical	Current Repair		Future Replacement		Maintenance	
stem Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2030	\$1,600	5	\$200	
	Other Observation, Exter	nt : Light, Area Affected	: 100%			
	Location: Electrical Ro	oom 1st Floor				
	Explanation: One 400	Ampere Main Disconne	ct Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2030	\$35,000	5	\$200	
Raceway						
Conduit	90%	2030	\$30,600	1		
Conduit	10%	2040	* *	1		
Panelboards						
Fused Disc Sw	5%	2029	\$800	5		
Molded Case Bkrs	85%	2029	\$13,800	5	\$200	
Molded Case Bkrs	10%	2038	* *	5		
Wiring						
Thermoplastic	90%	2030	\$27,000	1		
Thermoplastic	10%	2040	* *	1		

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

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

Asset #: 13300

Electrical	Current Repair	Futui	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2028	\$16,400	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
LED	100%	2030	\$282,300			
	Other Observation, Extent:		! : 100%			
	Location : Throughout The	e Building				
	Explanation : Ballast And	Bulb Are New But H	lousing Fixtures Ar	e Old		
Egress Lighting						
Emergency, Battery	50%	2030	\$5,300	10	\$900	
Exit, Service	50%	2030	\$600	1		
Exterior Lighting						
HID	100%	2025	\$29,500	10		
Alarm						
Security System						
No Component	70%					
Generic	30%	2025	\$7,100	1	\$800	
	Other Observation, Extent :	Light, Area Affected	! : 100%			
	Location : Throughout The	e Building				
	Explanation: Intrusion Al	arm Only, Motion Se	ensors			
Fire/Smoke Detection		•				
No Component	70%					
Generic, Analog	30%	2025	\$24,200	1-3	\$1,400	

Mechanical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2047	* *	1	\$3,600	
	Other Observation, Extent: Light, A	Area Affected : 10	00%			
	Location: Boiler Room					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2038	* *	4	\$500	
Terminal Devices						
Air Handler	75%	2025	\$77,100	1	\$3,300	
Convector/Radiator	25%	2035	* *	1	\$600	
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		

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

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

Asset #: 13300

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Conversion Equipment							
Reciprocating Compr/Chiller	80%		2025	\$49,600	1	\$2,700	
		gerant, Extent : Light, Area A	!ffected :	100%			
	Location	: Mechanical Room					
Exterior Pkg Unit - Cooling	20%		2030	\$11,800	2	\$100	
S	R-22 Refri Location	gerant, Extent : Light, Area A : Roof	lffected :	100%			
Terminal Devices							
Air Handler/Cool/Ht	80%		2025	\$65,600	1	\$3,600	
No Component	20%						
Heat Rejection					_		_
Air Cooled Condenser	80%		2030	\$11,800	2	\$4,000	
Unit	2007						
No Component	20%						
Ventilation Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,000	
Exhaust Fans	10070		LIFE			Φ4,000	
Exnaust Fans Interior	70%		2030	\$18,200	2	\$200	
Roof	30%		2030	\$3,600	2	\$100	
Plumbing	3070		2030	Ψ3,000		Ψ100	
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
Water Heater	10070		20.0				
Gas Fired	100%		2029	\$4,500	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : MCGOLDRICK BRANCH LIBRARY

Address : 155-06 ROOSEVELT AVE.

Borough : QUEENS Agency's Number : MG

Area Sq Ft : 7,770 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 12-Sep-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 5275 Lot : 102 BIN : 4119345

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$64,100	
Electrical		\$35,000
Total	\$64,100	\$35,000
Importance Code A	\$64,100	
Importance Code B		\$35,000
Total	\$64,100	\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$2,300
Interior Architecture	\$3,400	\$1,200		\$1,600
Electrical	\$500	\$700	\$600	\$8,800
Mechanical	\$3,100	\$1,700	\$3,500	\$1,700
Total	\$7,100	\$3,600	\$4,100	\$14,300
Importance Code A	\$400	\$400	\$400	\$2,700
Importance Code B	\$6,700	\$3,100	\$3,700	\$11,600
Importance Code C		\$200		
Total	\$7,100	\$3,600	\$4,100	\$14,300



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

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

Asset #: 13299

A vobito otuvo							Distriction .		
Architecture		Current F	Repair	Futur	Future Replacement Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls						_	*		
Concrete Masonry Unit			xtent : Light, Area ad West Facades	LIFE Affected	* * !: 100%	5	\$4,500		
	Explana	tion : Ribbe	ed Face Units						
Concrete Masonry Unit	30%			LIFE	* *	5	\$2,300		
Metal Panel	10%			2050	* *	5-10	\$8,300		
	Location	Other Observation, Extent: Moderate, Area Affected: 100% Location: Exterior Corner							
	Explana	tion : Stana	ling Seam Metal F	ascia					
Windows	10007			2016	* *	-	#1 500		
Aluminum	100%			2046	* *	5	\$1,700		
Roof Modified Bitumen	Drains Ind Location Seams Op Location	i : Through en/Split, Ex i : Over Off	tent : Moderate, A	rea Affec	cted : 10%				
		ietration, Е. i : Through		4rea А <u></u> ЈЈе	ctea : 10%				
Soffits	Locuiton	i. Inrough	<i>oui</i>						
Alum/Vinyl Siding	100%			2050	* *	10			
Interior									
Floors									
Carpet	27%			2031	\$43,400	3	\$6,300		
Cast in Place Concrete	10%			LIFE	* *	5	\$2,500		
Ceramic Tile	3%			2043	* *	5	\$300		
Vinyl Tile	60%			2038	* *	3	\$2,600		
Interior Walls									
Ceramic Tile	3%			2043	* *	5	\$400		
Concrete Masonry Unit	60%			LIFE	* *	5	\$3,000		
Glass: Single Pane	2%			LIFE	* *	5	\$200		
Gypsum Board	35%			LIFE	* *	5	\$2,600		
Ceilings AcousTileSusp.Lay-In	90%		\$1,800 Extent : Moderate	2047	* *	5	\$5,200		
	_	i : Bathrooi		, 111 cu 11	gettea . 1070				
Exposed Struc: Steel	10%		-	LIFE	* *				
Site Enclosure	1070			LIITE					
Fence/Gates									
Chain Link	95%			2050	* *				
Iron Picket	5%			2065	* *				
Retaining Walls	270								
Cast in Place Concrete	95%			2065	* *				
Concrete Masonry Unit	5%			2050	* *				
a: 2									

Site Pavements

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

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

Asset #: 13299

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Pavements				
Public Sidewalk				
Cast in Place Concrete	100%	2043 **	•	
	Cracking/Crumbling, Extent: Moderate	e, Area Affected : 5%		
	Location : Throughout			
On-Site Walkways				
Cast in Place Concrete	100%	2043 **	•	

Electrical		Current F	Repair	Future Replacement Main		aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$1,600	5	\$200	
			xtent : Light, Area	Affected	! : 100%			
		: Electrica						
	Explanati	ion : No Av	vailable Nameplate	Rating	Capacity			
Switchgear / Switchboard				2020	** - * * * * * * * * * * * * * * * * *	_	**	
Molded Case Bkrs	100%			2030	\$35,000	5	\$200	
Raceway	000/			2020	Ф 27 2 00			
Conduit	80%			2030	\$27,200 * *	1		
Conduit	20%			2050	* *	1		
Panelboards	5 0/			2046	* *	-		
Fused Disc Sw	5%			2046		5	#200	
Molded Case Bkrs	80%			2029	\$13,000	5	\$200	
Molded Case Bkrs	15%			2046	* *	5		
Wiring	80%			2020	\$24,000	1		
Thermoplastic	80% 20%			2030 2050	\$24,000	1 1		
Thermoplastic	20%			2030		1		
Motor Controllers Locally Mounted	100%			2043	* *	5	\$100	
Ground	10070			2043			\$100	
Grounding Devices								
Generic Generic	100%			LIFE	* *	5	\$100	
Lighting	10070			LIIL			ψ100	
Interior Lighting								
Fluorescent	98%			2035	* *	10	\$7,000	
		And Fixtur	res, Extent : Light,		fected : 100%	- •	\$7,000	
	_		out The Building	33				
Fluorescent	2%			2035	* *	10	\$100	
1 Idolescent		luorescent	Light, Extent : Lig		Affected: 100%	10	ψ100	
		: Circulati		,, 04	,,, - = + = + = + = + = + = + = + = + = + =			
Egress Lighting								
Emergency, Battery	50%			2035	* *	10	\$900	
Exit, LED	50%			2058	* *	1	7	

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

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

Asset #: 13299

Electrical	Current Repair	Future Repla	cement	M				
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priorit		
Lighting								
Exterior Lighting								
HID	30%	2035	* *	10				
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%	2035	* *	1	\$900			
	Other Observation, Extent: Light, Area Affected: 100%							
	Location: Front And Rear	Of The Building						
	Explanation : CCTV Survei	llance Camera						
Fire/Smoke Detection								
Generic, Digital	100%	2035	* *	1-3	\$4,800			
, C	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The	ocation: Throughout The Building						
	Explanation : Smoke Detect	tors, Strobe Lights, Manual	Pull Statio	ons, Alari	m Bells			

Mechanical	Current R	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%	2	2040	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2047	* *	1	\$3,800	
	Obsolete Equipment, Location: One Unit		rea Afj	fected : 100%			
Distribution							
Hot Wtr Piping/Pump	100%	2	2038	* *	4	\$600	
Terminal Devices							
Air Handler	90%	2	2038	* *	1	\$4,300	
Convector/Radiator	10%	2	2035	* *	1	\$300	
Air Conditioning							
Energy Source							
Electricity	100%	2	2046	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%	2	2038	* *	1	\$3,600	
•	Other Observation, E. Location: Roof	xtent : Light, Area A <u>f</u>	fected	: 100%			
	Explanation: 1 Uni	t, R-410a.					
Terminal Devices							
Air Handler/Cool/Ht	100%	2	2038	* *	1	\$4,800	
Heat Rejection Air Cooled Condenser Unit	100%	2	2038	* *	2	\$5,400	

Ventilation

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

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

Asset #: 13299

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,300	
Exhaust Fans							
Interior	80%		2038	* *	2	\$200	
Roof	20%		2038	* *	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	50%		2040	* *	1		
Galvanized Steel	50%		2028	\$17,300	1		
Water Heater							
Gas Fired	100%	0-2 \$100	2028	\$4,800	2	\$100	
	Other Obse	ervation, Extent : Moderate,	Area Affe	ected : 100%			
	Location	: Boiler Room					
	Explanati	on: 1 Unit With Defects.					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
No Component	90%						
Generic	10%		2040	* *	1-2	\$200	

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : MITCHELL-LINDEN BRANCH LIBRARY

Address : 31-32 UNION STREET

Borough : QUEENS Agency's Number : MT

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$202,500	
Mechanical		\$40,700
Total	\$202,500	\$40,700
Importance Code A	\$202,500	
Importance Code B		\$40,700
Total	\$202,500	\$40,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,900			_
Interior Architecture	\$6,900	\$1,300		\$4,900
Electrical	\$800	\$700	\$700	\$1,000
Mechanical	\$600	\$1,900	\$1,200	\$1,900
Total	\$32,200	\$3,900	\$1,900	\$7,700
Importance Code A	\$24,000	\$500	\$200	\$500
Importance Code B	\$8,100	\$3,000	\$1,800	\$7,200
Importance Code C		\$400		
Total	\$32,200	\$3,900	\$1,900	\$7,700



Maintenance \$ are aggregated over a ten-year period. Site 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		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•			•				
Exterior Walls								
Cast Stone/Terra Cotta	25%			LIFE	* *	5	\$25,600	
Granite Panels	5%			LIFE	* *	5	\$500	
Window Wall	70%	Now	\$23,900	2049	* *	5	\$17,200	
	_		ed, Extent : Severe,					
		v	Windows On Union					
	Water Per	netration, E	xtent : Severe, Are	a Affecte	d : 5%			
	Location	i : Base Of	Windows On Union	n Street I	Facade			
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$800	
Pre-Cast Concrete	5%			LIFE	* *	5	\$300	
Roof								
Modified Bitumen	100%		\$202,500	2034	* *			
		•	, Extent : Moderate	e, Area A	lffected : 5%			
	Location	3						
	_		vere, Area Affected	: 5%				
	Location	-						
			xtent : Severe, Are	00	d : 10%			
	Location	ı : Mechani	ical Room, Reading	Room				
Interior								
Floors	5.50 /			2020	#122 000	2	#10.100	
Carpet	75%			2028	\$132,000 * *	3	\$19,100	
Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
Ceramic Tile	15%			2038	* *	5	\$1,900	
Vinyl Tile	5%			2034	* *	3	\$300	
Interior Walls	50 /			2020	* *	-	фооо	
Ceramic Tile	5%			2038	**	5	\$800	
Glass: Single Pane	2%			LIFE	* *	5	\$200	
Gypsum Board	93%			LIFE	* *	5	\$8,500	
Ceilings	000/	4.1	#2 000	20.42	* *	-	Φ. 7.0.0 	
AcousTileSusp.Lay-In	90%	·=	\$2,000	2042		5	\$5,700	
	_	_	Extent : Light, Are	ea Affect	ea : 2%			
			ea Of Library					
Gypsum Board	10%			LIFE	* *	5	\$1,600	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	* *			

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

Under 600 Volts

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

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

QUEENS PUBLIC LIBRARY - 039 MITCHELL-LINDEN BRANCH LIBRARY

Asset #: 14742

Electrical		Current Repair		Future Replacement		Maintenance	
System Component Type		Tail Date Estimated Cost (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2055	* *	5		
		vation, Extent : Light, Area	Affected:	100%			
		Electrical Room					
	Explanatio	n : Main Service Disconnec	t Switch R	ated At 600 Amp	eres.		
Switchgear / Switchboard	1000/			ماد ماد	_	4.00	
Molded Case Bkrs	100%		2055	* *	5	\$200	
Raceway	1000/		2055	ماد ماد			
Conduit	100%		2055	* *	1		
Panelboards					_		
Fused Disc Sw	5%		2051	* *	5	4.00	
Molded Case Bkrs	95%		2051	* *	5	\$200	
Wiring	1000/			ماد ماد			
Thermoplastic	100%		2055	* *	1		
Ground							
Grounding Devices	1000/		LIPP	* *	-	#100	
Generic	100%		LIFE	~ ~	5	\$100	
Lighting							
Interior Lighting	94%		2037	* *	10	\$6,000	
Fluorescent		and Fixtures, Extent : Light,			10	\$6,900	
	_	tha Fixiures, Extent . Light, Throughout The Building	Area Ajje	ciea . 100/6			
Fluorescent	1%		2037	* *	10	\$100	
	T-5 Lamps A Location :	Ind Fixtures, Extent : Light, Toilets	Area Affe	cted : 100%			
Fluorescent	5%		2037	* *	10	\$400	
		uorescent Light, Extent : Lig		Iffected : 100%		,	
	Location :	-					
Egress Lighting							
Emergency, Battery	40%		2037	* *	10	\$800	
Exit, LED	60%		2064	* *	1		
Alarm							
Security System							
No Component	20%						
Generic	80%		2037	* *	1	\$2,400	
	Other Obser	vation, Extent : Light, Area	Affected:	100%			
	Location:	Reading Areas And Hallwa	ys				
	Explanatio	n : CCTV Surveillance Can	ieras				
Fire/Smoke Detection							
Generic, Digital	100%		2037	* *	1-3	\$5,100	
_		vation, Extent : Light, Area	Affected :	100%			
	Location:	Location: Throughout The Building					
	Explanatio	n : Strobe Lights, Manual F	Pull Station	is, Alarm Bells, S	Smoke De	tectors And Horns	

Maintenance \$ are aggregated over a ten-year period. Site 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 Rep	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	60%	2055	* *	1		
Natural Gas	40%	2049	* *	1		
Conversion Equipment	100/	•••	A= <0.0		44.600	
Furnace	40%	2029	\$7,600	1	\$1,600	
	Other Observation, Extent: Lig	ght, Area Affected : 100	%			
	Location: Roof					
TT . D	Explanation: 1 Package Unit		ale ale		#1.500	
Heat Pump Air Sourced		2033	**	2	\$1,500	
	Other Observation, Extent: Lig	ght, Area Affected : 100	%			
	Location: Roof					
T 1D .	Explanation: 4 Units					
Terminal Devices	(00/	2027	* *	1	¢2 000	
Air Handler	60%	2037		1	\$3,000	
No Component	40%					
Air Conditioning						
Energy Source Electricity	100%	2051	* *	1		
Conversion Equipment	10070	2031		1		
Heat Pump Air Sourced	50%	2033	* *	2	\$200	
Ticat I ump An Sourced	Other Observation, Extent : Lig		1%	2	\$200	
	Location: Roof	,m, 117 ca 1133 cerea : 100	, 0			
	Explanation: 4 Units, R-410a	n Refrigerant				
Ext Pkg Unit -	40%	2029	\$40,700	2	\$200	
Heating/Cooling	4070	2029	φ+υ,/υυ	2	\$200	
Treating/Cooling	R-22 Refrigerant, Extent : Ligh Location : 1 Unit On Roof	t, Area Affected : 100%	Ó			
Split Unit	10%	2029	\$17,300			
	R-22 Refrigerant, Extent : Ligh	t, Area Affected : 100%				
	Location: 2 Units On Roof					
Heat Rejection						
Air Cooled Condenser	50%	2037	* *	2	\$2,800	
Unit						
Air Cooled Condenser	10%	2029	\$1,600	2	\$600	
Unit						
No Component	40%					
Ventilation						
Distribution	1000/	LIDE	.	2.5	Ø4.500	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,500	
Exhaust Fans	500/	2027	* *	2	#100	
Interior	50%	2037		2	\$100	
Roof	30%	2029	\$4,000 * *	2	\$100	
Roof	20%	2037	ጥ ተ	2	\$100	
Plumbing						
H/C Water Piping	100%	2055	* *	1		
Brass/Copper	10070	2033		1		

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

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

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QUEENS PUBLIC LIBRARY - 039 MITCHELL-LINDEN BRANCH LIBRARY

Asset #: 14742

Mechanical	Current Repa	ir Future Re	placement	Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year Esti	imated Cost Cyc (Yrs		Priority
Plumbing					
Sanitary Piping					
Cast Iron	100%	LIFE	** 1		
Storm Drain Piping					
Cast Iron	100%	LIFE	** 1		
Fixtures					
Generic	100%				
Fire Suppression					
Sprinkler					
Generic	100%	2055	** 1-2	\$2,200	

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : NORTH FOREST PARK BRANCH LIBRARY
Address : 98-27 METROPOLITAN AVE. @ 70TH AVE

Borough : QUEENS Agency's Number : NF

Area Sq Ft : 7,770 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 02-Nov-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3207 Lot : 26 BIN : 4076687

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$99,700	
Electrical	\$84,300	\$35,000
Mechanical	\$238,200	\$60,800
Total	\$422,200	\$95,800
Importance Code A	\$99,700	\$60,800
Importance Code B	\$322,500	\$35,000
Total	\$422,200	\$95,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,200	\$400		\$26,100
Interior Architecture		\$1,200	\$100	\$5,500
Electrical	\$200	\$300	\$300	\$54,200
Mechanical	\$1,400	\$2,300	\$1,800	\$27,400
Site Pavements	\$2,100			
Total	\$6,900	\$4,300	\$2,200	\$113,200
Importance Code A	\$3,600	\$800	\$400	\$26,600
Importance Code B	\$1,200	\$3,500	\$1,800	\$86,600
Importance Code C	\$2,100			
Total	\$6,900	\$4,300	\$2,200	\$113,200



Maintenance \$ are aggregated over a ten-year period. Site 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		Futu	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimat (Years)	red Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	020/	Δ. Φ.	00.700	* *	-	Ø12 200	
Masonry: Brick Cavity	Location Vegetation	4+ \$ tar Miss/Erod, Exten : South Facade Fro a Growth, Extent : So : West Facade	nt Elevation, Wes	ffected : 20% t Facade	5	\$12,300	
Metal Panel	10%		2050	* *	5-10	\$10,300	
Pre-Cast Concrete	Cracking/ Location Joint Mort	Now Crumbling, Extent : : Window Sills tar Miss/Erod, Exten : Window Sills			5	\$1,500	
Window Wall	5%		2050	* *	5	\$2,800	
Windows							
Aluminum	95%		2038	* *	5	\$900	
Metal Louvers	5%		2039	* *	10	\$300	
Parapets Metal Panel No Component	15% 85%		2050	* *	5		
Roof							
Modified Bitumen	100%		2035	* *	10	\$21,900	
Soffits							
Stucco Cement	100%		2043	* *	5		
Interior Floors							
Cast in Place Concrete	13%		LIFE	* *	5	\$3,300	
Ceramic Tile	2%		2039	* *	5	\$200	
Vinyl Tile	85%		2035	* *	3	\$3,700	
Interior Walls	0=0/				_	4 00	
Concrete Masonry Unit	97%		LIFE	* *	5	\$5,700	
Glass: Single Pane	3%		LIFE	* *	5	\$300	
Ceilings	050/		2025	* *	-	¢11.000	
AcousTileSusp.Lay-In Exposed Struc: Steel	95% 5%		2035	* *	5	\$11,000	
	370		LIFE				
Site Enclosure Fence/Gates							
Chain Link	80%		2040	* *			
Iron Picket	20%		2065	* *			
Site Pavements	2070		2005				
Public Sidewalk							
Cast in Place Concrete	100%		2043	* *			

Maintenance \$ are aggregated over a ten-year period. Site 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	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 4+ \$2,100 2035 **

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

Location: Right Side Yard

Misaligned/Bulging, Extent: Moderate, Area Affected: 2%

Location : Right Side Yard

Electrical	Current F	Repair Fu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Yes	ar Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	203	. ,	5	\$200	
		xtent : Light, Area Affec	ted : 100%			
	Location : Electrica		a			
	Explanation: One 4	400 Ampere Main Disco	inect Switch			
Switchgear / Switchboard	1000/	200	0 427.000	_	Φ200	
Molded Case Bkrs	100%	203	0 \$35,000	5	\$200	
Raceway	1000/	202	0 #24.000			
Conduit	100%	203	0 \$34,000	1		
Panelboards	5 0/	202	0 \$000	-		
Fused Disc Sw	5% 95%	202 202	·	5 5	\$200	
Molded Case Bkrs	93%	202	9 \$15,400	3	\$200	
Wiring	1000/	202	0 \$20.100	1		
Thermoplastic Motor Controllers	100%	203	0 \$30,100	1		
Locally Mounted	100%	202	8 \$16,400	5	\$100	
	10070	202	510,400	3	\$100	
Grounding Devices						
Generic Generic	100%	LIF	F **	5	\$100	
Lighting	10070	Lii	L		\$100	
Interior Lighting						
Fluorescent	98%	202	5 \$82,600	10	\$7,000	
1100100011		ures, Extent : Light, Are	,	10	\$7,000	
	Location : Through		33			
Fluorescent	2%	202	5 \$1,700	10	\$100	
Tuorescent		xtent : Light, Area Affec	. ,	10	φ100	
		e Area And Front Desk	. 100/0			
		act Fluorescent Lightin	7			
Egress Lighting			,			
Emergency, Battery	50%	202	5 \$5,700	10	\$900	
Exit, Service	50%	202		1	,	
Exterior Lighting			+ 2 2 2			
HID	100%	202	5 \$31,800	10		

Alarm

Maintenance \$ are aggregated over a ten-year period. Site 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 Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	70%					
Generic	30%	2025	\$7,600	1	\$900	
	Other Observation, Extent : Lig	ht, Area Affected : 100%	ó			
	Location: Exit Doors					
	Explanation: Intrusion Alarm	Only				
Fire/Smoke Detection						
No Component	70%					
Generic, Digital	30%	2035	* *	1-3	\$1,400	

% of Fail Da Total (Years 100%	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
		2040				
		2040				
		2040				
100%		2010	* *	1		
100%						
		2028	\$60,800	1	\$3,800	
Other Observation	, Extent : Light, Area	Affected	! : 100%			
Location : Boiler	Room					
Explanation: 1 8	Unit					
100%		2038	* *	4	\$600	
75%		2025	\$83,200	1	\$3,600	
25%		2035	* *	1	\$600	
100%		2038	* *	1		
100%		2025	\$66,900	1	\$3,600	
R-22 Refrigerant,	Extent : Light, Area Ą	ffected :	100%			
Location: Mech	anical Room					
100%		2025	\$88,200	1		
100%		2035	* *	2	\$5,400	
100%		LIFE	* *	2-5	\$4,300	
80%		2025	\$22,400	2	\$200	
20%		2025	\$2,600	2	\$100	
	Location: Boiler Explanation: 1 0 100% 100% 100% 100% 100% 100% 100%	Location: Boiler Room Explanation: 1 Unit 100% 75% 25% 100% 100% R-22 Refrigerant, Extent: Light, Area A Location: Mechanical Room 100% 100% 80%	Location : Boiler Room Explanation : 1 Unit 100% 2038 75% 2025 25% 2035 100% 2038 100% 2025 R-22 Refrigerant, Extent : Light, Area Affected : Location : Mechanical Room 2025 100% 2025 100% 2035 LIFE 80%	Location : Boiler Room Explanation : 1 Unit 100% 2038 * * 75% 2025 \$83,200 25% 2035 * * 100% 2038 * * 100% 2025 \$66,900 R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Mechanical Room 100% 2025 \$88,200 100% 2035 * * 100% LIFE * * 80% 2025 \$22,400	Location : Boiler Room Explanation : 1 Unit 100% 2038 ** 4 75% 2025 \$83,200 1 25% 2035 ** 1 100% 2038 ** 1 100% 2025 \$66,900 1 R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Mechanical Room 100% 2025 \$88,200 1 100% 2035 ** 2 100% LIFE ** 2-5 80% 2025 \$22,400 2	Location : Boiler Room Explanation : 1 Unit 100% 2038 ** 4 \$600 75% 2025 \$83,200 1 \$3,600 25% 2035 ** 1 \$600 100% 2038 ** 1 ** 1 100% 2025 \$66,900 1 \$3,600 R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Mechanical Room 1 \$5,400 100% 2025 \$88,200 1 100% 2035 ** 2 \$5,400 100% LIFE ** 2-5 \$4,300 80% 2025 \$22,400 2 \$200

Plumbing

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

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

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QUEENS PUBLIC LIBRARY - 039 NORTH FOREST PARK BRANCH LIBRARY

Asset #: 13301

Mechanical	Currer	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
Water Heater							
Gas Fired	100%		2029	\$4,800	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : NORTH HILLS BRANCH LIBRARY

Address : 57-04 MARATHON PKWY.

Borough : QUEENS Agency's Number : NO
Program / Asset # : QPL0N39.000 / 13302 Yr Built/Renovated : 1986 /

Area Sq Ft : 5,280 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 13-Sep-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 8276 Lot : 20 BIN : 4171760

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$88,400	\$66,800
Electrical	\$59,200	\$35,000
Mechanical	\$165,800	\$41,300
Total	\$313,500	\$143,100
Importance Code A	\$88,400	\$108,100
Importance Code B	\$225,100	\$35,000
Total	\$313.500	\$143,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$13,600			\$8,300
Interior Architecture		\$3,400	\$500	\$2,100
Electrical	\$600	\$600	\$500	\$17,900
Mechanical	\$1,900	\$1,200	\$2,300	\$18,600
Site Pavements	\$4,800			
Total	\$20,800	\$5,100	\$3,200	\$46,900
Importance Code A	\$13,900	\$300	\$300	\$8,600
Importance Code B	\$2,200	\$4,900	\$2,700	\$38,300
Importance Code C	\$4,800		\$300	
Total	\$20,800	\$5,100	\$3,200	\$46,900



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

rchitecture	Current Repair	Future R	eplacement	Maintenance		
ostem Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior						
Exterior Walls Glazed Ceramic Panel	95% Now \$50,500 Joint Mortar Miss/Erod, Extent : Mode Location : Throughout	LIFE erate, Area Af	* * fected : 50%	5	\$66,800	
Metal Panel	5%	2050	* *	5-10	\$5,200	
Windows	-				+-,	
Aluminum	100% Now \$13,600 Glazing Broken/Cracked, Extent: Mod Location: Lunch Room Water Penetration, Extent: Moderate, Location: West Facade		-	5	\$700	
Roof						
Metal Panel	75% Drains Clogged, Extent : Light, Area A Location : Gutter Area	2043 Affected : 2%	* *	10	\$37,900	
	Other Observation, Extent : Light, Are Location : Dorm Roof					
	Explanation: Covered With A Liquid					
Single Ply Membrane	25% Drains Clogged, Extent: Moderate, An Location: Lower Roof Ponding, Extent: Light, Area Affected		2%	10	\$6,900	
erior	Location : Lower Roof					
erior Floors						
Carpet	85% Recent Installation, Extent : Light, Are		\$92,900 00%	3	\$10,100	
a . n. a	Location: Meeting Room Auditorium		di di			
Cast in Place Concrete	5%	LIFE	**	5	\$900	
Ceramic Tile	5%	2039	* *	5	\$400	
Vinyl Tile	5%	2035	* *	3	\$100	
Interior Walls	50/	2020	* *	_	\$600	
Ceramic Tile	5% 95%	2039 LIFE	* *	5 5	\$4,200	
Concrete Masonry Unit	9370	LIFE		3	\$4,200	
Ceilings AcousTileSusp.Lay-In	5%	2035	* *	5	\$700	
AcousTileSusp.Lay-In	25%	2035	* *	5	\$3,500	
Exposed Struc: Steel	5%	LIFE	* *	3	\$5,500	
Gypsum Board	5%	LIFE	* *	5	\$900	
No Component	60%	LIIL		J	φ/00	
1vo Component	Other Observation, Extent : Light, Are Location : Space Under The Dome	a Affected : 05	%			
	Explanation: This Area Is Covered V	With Canvas F	Fabric			
e Enclosure						
Fence/Gates						
	100%	2050	* *			

Maintenance \$ are aggregated over a ten-year period. Site 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure							
Retaining Walls							
Cast in Place Concrete	100%		2065	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2043	* *			
On-Site Walkways							
Cast in Place Concrete	100%	0-2 \$4,800	2043	* *			
	Cracking/C	Crumbling, Extent : Severe, A	rea Affec	eted : 20%			
	Location	: Rear Of Building					
Parking/Driveway			•				
Asphalt	100%		2039	* *			

Electrical	Current Re	epair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2030	\$1,600	5		
		tent : Light, Area Affected	l : 100%			
	Location : Electrical					
	Explanation: Two M	ain Service Disconnect S	vitches Rated At 20	00 Amper	es Each.	
Switchgear / Switchboard						
Fused Disc Sw	100%	2030	\$35,000	5		
Raceway						
Conduit	80%	2030	\$27,200	1		
Conduit	20%	2056	* *	1		
Panelboards						
Fused Disc Sw	10%	2038	* *	5		
Molded Case Bkrs	70%	2038	* *	5	\$100	
Molded Case Bkrs	20%	2052	* *	5		
Wiring						
Thermoplastic	80%	2030	\$24,000	1		
Thermoplastic	20%	2056	* *	1		
Motor Controllers						
Locally Mounted	100%	2028	\$16,400	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	5%	2030	\$2,900	10	\$200	
	Compact Fluorescent L Location : Computer	Light, Extent : Light, Area Desk Area	Affected: 100%			
LED	95%	2038	* *			

Maintenance \$ are aggregated over a ten-year period. Site 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 Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2038	* *	10	\$600	
Exit, Service	50%	2038	* *	1		
Exterior Lighting						
HID	30%	2030	\$6,500	10		
No Component	70%					
Alarm						
Security System						
Generic	100%	2025	\$17,300	1	\$2,000	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Throughout T	The Building				
	Explanation: Intrusion	Alarm Only. Motion Se	nsors			
Fire/Smoke Detection						
Generic, Analog	100%	2025	\$59,200	1-3	\$3,400	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Throughout T	The Building				
	Explanation : Smoke De	rtectors, Alarm Bells An	d Manual Pull Sta	tions		

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2028	\$41,300	1	\$2,600	
	Other Observation, Extent : Li	ght, Area Affected	: 100%			
	Location : Basement Boiler F	Room				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2029	\$8,400	4	\$300	
Terminal Devices						
Air Handler	80%	2025	\$60,300	1	\$2,600	
Convector/Radiator	20%	2028	\$5,700	1	\$300	
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		
Conversion Equipment						
Reciprocating	100%	2025	\$45,500	1	\$2,500	
Compr/Chiller						
1	R-22 Refrigerant, Extent : Ligh	it, Area Affected :	100%			
	Location : Court Yard					
Terminal Devices						
Air Handler/Cool/Ht	100%	2025	\$60,100	1	\$3,300	

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

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Heat Rejection							
Air Cooled Condenser Unit	100%		2030	\$10,800	2	\$3,700	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$2,900	
Exhaust Fans							
Interior	50%		2025	\$9,500	2	\$100	
Roof	50%		2025	\$4,400	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
Water Heater							
Gas Fired	100%		2025	\$3,300	2	\$100	
		ervation, Extent : Light, Area : Mechanical Room	Affected	! : 100%			
	Explanat	ion : 40 Gallons					
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : OZONE PARK BRANCH LIBRARY

Address : 92-24 ROCKAWAY BLVD.

Borough : QUEENS Agency's Number : OZ

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	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$17,500
Total		\$17,500
Importance Code B		\$17,500
Total		\$17,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,000		\$20,800	
Interior Architecture	\$4,200	\$400		\$4,200
Electrical	\$800	\$700	\$800	\$800
Mechanical	\$500	\$400	\$5,800	\$400
Total	\$7,500	\$1,500	\$27,300	\$5,400
Importance Code A	\$2,400	\$400	\$21,300	\$400
Importance Code B	\$5,100	\$1,000	\$6,100	\$5,000
Importance Code C		\$200		
Total	\$7,500	\$1,500	\$27,300	\$5,400



Maintenance \$ are aggregated over a ten-year period. Site 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick Cavity	90%		LIFE	* *	5	\$16,000	
Metal/Glass Curt Wall	10%		LIFE	* *	5	\$3,300	
Roof							
Metal Panel	5%		2042	* *	10	\$2,000	
Modified Bitumen	95%		2034	* *	10	\$20,800	
Interior							
Floors							
Carpet	70%		2028	\$108,800	3	\$15,700	
Cast in Place Concrete	5%		LIFE	* *	5	\$1,200	
Ceramic Tile	5%		2038	* *	5	\$600	
Vinyl Tile	20%		2034	* *	3	\$1,100	
Interior Walls							
Ceramic Tile	5%		2038	* *	5	\$300	
Concrete Masonry Unit	85%		LIFE	* *	5	\$2,100	
Gypsum Board	10%		LIFE	* *	5	\$400	
Ceilings							
AcousTileSusp.Lay-In	90%		2046	* *	5	\$10,300	
Exposed Struc: Steel	5%		LIFE	* *			
Gypsum Board	5%		LIFE	* *	5	\$700	
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2042	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2042	* *			

lectrical	Current l	Repair Fu	uture	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)		ear Y	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	20	29	\$1,600	5	\$200	
	Other Observation, E	Extent : Light, Area Affe	cted .	: 100%			
	Location : Electrica	al Room					
	Explanation: Main	Service Disconnect Sw	itch I	Rated At 600 Ampe	eres.		
Switchgear / Switchboard							
Molded Case Bkrs	50%	20	29	\$17,500	5	\$100	
Molded Case Bkrs	50%	20	55	* *	5	\$100	
Raceway							
Conduit	70%	20	29	\$23,800	1		
Conduit	30%	20	55	* *	1		
Panelboards							
Molded Case Bkrs	70%	20	28	\$11,300	5	\$100	
Molded Case Bkrs	30%	20	51	* *	5	\$100	

Maintenance \$ are aggregated over a ten-year period. Site 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 Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Wiring						
Thermoplastic	50%	2029	\$15,000	1		
Thermoplastic	50%	2055	* *	1		
Ground						
Grounding Devices	1000/	LIDE	* *	_	Ø100	
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting Fluorescent	94%	2037	* *	10	\$6.500	
Fluorescent	94% T-5 Lamps And Fixtures, I			10	\$6,500	
	Location : Reading Area		ciea . 100/0			
El .			* *	10	#200	
Fluorescent	4% T-8 Lamps And Fixtures, I	2037		10	\$300	
	Location : Offices	емені . Ligni, Area Ајје	ectea . 100/6			
F1		2025	* *	10	#100	
Fluorescent	1%	2037		10	\$100	
	Compact Fluorescent Light	-	Affectea : 100%			
	Location: Mechanical R		di di			
LED	1%	2037	**			
	Other Observation, Extend	t : Light, Area Affected .	: 100%			
	Location : Hallways					
E I'le'	Explanation : LED Light	IS				
Egress Lighting Emergency, Battery	50%	2037	* *	10	\$900	
Exit, LED	50%	2064	* *	10	\$900	
Alarm	3070	2004		1		
Security System						
No Component	30%					
Generic	70%	2037	* *	1	\$2,000	
Generic	Other Observation, Extend		100%	•	Ψ2,000	
	Location : Reading Area			Of Build	ding	
	Explanation : CCTV Sur	•		v	S	
Fire/Smoke Detection	*					
Generic, Digital	100%	2037	* *	1-3	\$4,800	
. 2	Other Observation, Extend	t : Light, Area Affected .	100%		-	
	Location : Throughout T	The Building				
	Explanation : Strobe Lig	hts, Manual Pull Statio	ns, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Re	oair Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2049	* *	1		

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

Mechanical	Current Repair	Future Rep	lacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Furnace	100%	2034	* *	1	\$3,700	
	Other Observation, Extent : Lig	ght, Area Affected : 100	%			
	Location : Roof					
	Explanation: 1 Rooftop Pack	age Unit				
Air Conditioning						
Energy Source	1000/	2045	* *	1		
Electricity	100%	2045		1		
Conversion Equipment	100%	2034	* *	2	\$500	
Ext Pkg Unit - Heating/Cooling	100%	2034	* *	2	\$300	
reating/Cooling	Other Observation, Extent : Lig	aht Area Affected : 100	0/			
	Location: Roof	зт, ягей язуескей . 100	/0			
	Explanation: 1 Package Unit	t R-410a Refrigerant				
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,200	
Exhaust Fans						
Roof	100%	2034	* *	2	\$200	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2049	* *	1		
Water Heater						
Gas Fired	100%	2024	\$4,600	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: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : PENINSULA BRANCH LIBRARY
Address : 92-25 ROCKAWAY BEACH BLVD.

Borough : QUEENS Agency's Number : PRC

Area Sq Ft : 13,026 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 13-Feb-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 16135 Lot : 1 BIN : 4303629

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$36,600
Total		\$36,600
Importance Code A		\$36,600
Total		\$36,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$29,900		\$300	
Interior Architecture	\$21,300		\$8,800	\$700
Electrical	\$1,500	\$1,300	\$1,400	\$1,100
Mechanical	\$5,000	\$2,700	\$1,700	\$2,700
Site Enclosure	\$4,000			
Total	\$61,600	\$4,000	\$12,100	\$4,600
Importance Code A	\$30,500	\$600	\$900	\$600
Importance Code B	\$17,800	\$3,400	\$11,200	\$3,700
Importance Code C	\$13,300			\$200
Total	\$61,600	\$4,000	\$12,100	\$4,600



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

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

Asset #: 13304

Architecture		Current Re	pair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	* *	5	\$14,200	
Metal Panel		Now	\$4,600	2041	* *	5	\$2,200	
		_	ts, Extent : Seve		Affected : 3%			
			Street And Rea	-	1 20/			
	-	Dented, Exte : Rear Alley	nt : Moderate, A	rea Affec	eted : 3%			
Metal Panel	20%	· · · · · · · · · · · · · · · · · · ·		2041	* *	5-10	\$16,200	
Stucco Cement	2%			2044	* *	5	\$600	
		ervation, Ext	ent : Light, Area		: 100%	-	4000	
		: Front Entr	-					
	Explana	tion : Art Wal	'1					
Window Wall	8%	4+	\$1,000	2041	* *	5	\$1,800	
	Other Obs	ervation, Ext	ent : Light, Area	Affected	: 5%		. ,	
	Location	: Window W	all Front Entry					
	Explana	tion : Interior	Top Trim Missi	ng				
Windows								
Aluminum	100%	4+	\$3,000	2039	* *	5	\$1,700	
		Missing, Ext.: Throughou	ent : Light, Area t	Affected	: 5%			
Parapets								
Masonry: Brick	13%			LIFE	* *	5-10	\$6,500	
Pre-Cast Concrete	2%	4+	\$1,100	LIFE	* *	5	\$900	
	Cracking/	Crumbling, E	xtent : Light, Ar	ea Affecto	ed : 5%			
	Location	: Rear Parap	pet					
No Component	85%							
Roof								
Modified Bitumen	100%			2036	* *	10	\$36,600	
Soffits								
Stucco Cement	100%	4+	\$7,500	2044	* *	5	\$5,900	
				erate, Ar	ea Affected : 1%			
		: Front Of B	-					
		Crumbling, E : Throughou	xtent : Moderate t	, Area Aj	ffected : 5%			
nterior								
Floors								
Carpet	75%			2030	\$202,200	3	\$21,900	
Cast in Place Concrete	5%			LIFE	* *	5	\$4,300	
Ceramic Tile	5%			2040	* *	5	\$1,000	
Mosaic Tile	5%			2044	* *	5	\$2,400	
Vinyl Tile	10%			2036	* *	3	\$700	

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

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

Asset #: 13304

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$400	
Concrete Masonry Unit	5%			LIFE	* *	5	\$400	
Glass: Single Pane	5%			LIFE	* *	5	\$700	
Gypsum Board	80%			LIFE	* *	5-10	\$11,900	
Metal Coiling Doors	5%			2047	* *	5	\$2,200	
Ceilings	2021		4 0	• • • • •	ماد ماد	_	40.000	
AcousTileSusp.Lay-In	Location Staining/L	: Reading	Extent : Light, Ar		-	5	\$8,800	
Fiber Board	5%			2036	* *			
1.001.201.0	Other Obs Location	ervation, E : Mechani tion : Ceme			: 100%			
Gypsum Board	5%			LIFE	* *	5-10	\$3,400	
Site Enclosure Fence/Gates								
Chain Link	90%	0-2	\$3,900	2041	* *			
	Location	: Rear /Rusting, E:	ents, Extent : Mod xtent : Moderate, 2					
Iron Picket	10%	Now	\$100	2051	* *			
	Broken/Mi Location	-	ents, Extent : Mod	erate, Ar	ea Affected : 5%			
	Corrosion Location		xtent : Moderate, A	1rea Affe	cted : 5%			
Site Pavements								
Public Sidewalk Cast in Place Concrete	100%			2036	* *			
On-Site Walkways	10070			2030				
Cast in Place Concrete	100%			2036	* *			

Electrical	Current Repair	Future Rep	lacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts		•				
Service Equipment						
Fused Disc Sw	100%	2057	* *	5	\$100	
	Other Observation, Extent : Light, A	Area Affected : 1009	%			
	Location : Electrical Room					
	Explanation : Main Service Disco	nnect Switch Rated	At 800 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2057	* *	5	\$300	

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

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

Asset #: 13304

Electrical	Current Repair	Future Replac	eplacement		aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Raceway							
Conduit	100%	2057	* *	1			
Panelboards			4. 4.	_			
Fused Disc Sw	5%	2053	* *	5	4.00		
Molded Case Bkrs	95%	2053	* *	5	\$300		
Wiring	1000/	2055	* *				
Thermoplastic	100%	2057	* *	1			
Ground							
Grounding Devices Generic	100%	LIFE	* *	5	\$400		
	10070	LILE		3	\$400		
Lighting Interior Lighting							
Fluorescent	96%	2039	* *	10	\$11,500		
radieseent		Light, Area Affected : 100%		10	Ψ11,500		
	Location : Throughout Th						
	Explanation: T-8 Lamps	8					
Fluorescent	4%	2039	* *	10	\$500		
Tuorescent		Light, Area Affected : 100%		10	\$500		
	Explanation : Compact Fi	luorescent Lights					
Egress Lighting	<u>, </u>						
Emergency, Battery	50%	2039	* *	10	\$1,600		
Exit, Service	50%	2039	* *	1			
Exterior Lighting							
HID	30%	2039	* *	10			
No Component	70%						
Alarm							
Security System							
No Component	20%						
Generic	80%	2039	* *	1	\$3,900		
		Light, Area Affected : 100%					
	Location: Reading Areas						
	Explanation : CCTV Surv	eillance Cameras					
Fire/Smoke Detection			_				
Generic, Analog	100%	2039	* *	1-3	\$8,000		
		Light, Area Affected: 100%					
	Location : Throughout Th						
		ts, Manual Pull Stations, Alar	m Bells A	nd Smoke	e Detectors And		
	Horns						

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

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

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

Mechanical		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment								
Furnace	100%			2039	* *	1	\$6,400	
			Extent : Light, Area	Affected	: 100%			
	Location							
	Explana	tion : 3 Roc	oftop Units					
Terminal Devices	100/			2026	* *		# 400	
Fan Coil Unit/Heat	10%			2036	* *	1	\$400	
No Component	90%							
Air Conditioning								
Energy Source	1000/			2047	* *	1		
Electricity	100%			2047		1		
Conversion Equipment	1000/			2020	* *	2	\$900	
Ext Pkg Unit -	100%			2039		2	\$800	
Heating/Cooling	Other Ob	amation E	Extent : Light, Area	Affactad	. 100%			
		: On The I		Ајјестеи	. 100/0			
			its. Refrigerant 410)a				
Heat Rejection	Ехрини	iion . 5 Chi	us. Rejrigerum 410	·u				
Air Cooled Condenser	100%			2039	* *	2	\$9,100	
Unit	10070			2037		2	ψ2,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,500	
Exhaust Fans							, ,- · · ·	
Roof	100%			2039	* *	2	\$400	
Plumbing							· · · · · · · · · · · · · · · · · · ·	
H/C Water Piping								
Brass/Copper	100%			2057	* *	1		
Water Heater								
Electric	100%			2030	\$11,600	4	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
E'								
Fixtures	100%							

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

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : POPPENHUSEN BRANCH LIBRARY

Address : 121-23 14TH AVENUE

Borough : QUEENS Agency's Number : P

Area Sq Ft : 7,800 Project Type : QUEENS PUBLIC LIBRARY
Date of Survey : 10-Sep-2018 Landmark Status : EXTERIOR LANDMARK

Areas Surveyed : Basement, Floors 1

Block : 4042 Lot : 113 BIN : 4097863

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$37,400	
Mechanical		\$436,000
Total	\$37,400	\$436,000
Importance Code A	\$37,400	
Importance Code B		\$436,000
Total	\$37,400	\$436,000

\$6,700 \$2,000	\$10,500 \$600	\$6,900	\$26,100
· · · · · · · · · · · · · · · · · · ·	*		
Ψ32,200	4000	Ψ1,500	\$2,000
\$32,200	\$800	\$4,900	\$2,000
\$40,900	\$11,800	\$11,800	\$28,000
\$3,900	\$3,900	\$3,900	\$3,900
\$2,000			
\$3,700	\$2,400	\$1,900	\$7,900
\$600	\$800	\$600	\$9,100
\$1,200	\$4,700	\$1,200	\$5,900
\$29,400		\$4,200	\$1,200
FY 2022	FY 2023	FY 2024	FY 2025
	\$29,400 \$1,200 \$600 \$3,700 \$2,000 \$3,900	\$29,400 \$1,200 \$600 \$3,700 \$2,000 \$3,900 \$40,900 \$11,800	\$29,400 \$4,200 \$1,200 \$4,700 \$1,200 \$600 \$800 \$600 \$3,700 \$2,400 \$1,900 \$2,000 \$3,900 \$3,900 \$3,900 \$40,900 \$11,800 \$11,800



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

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

Asset #: 13305

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick		tar Miss/Er	\$22,900 od, Extent : Moder nd Rear Elevations		* * a Affected : 5%	5	\$12,900	
Masonry: Limestone	15%	4+	\$6,500	LIFE	* *	5	\$1,700	
•		etration, E : 1st Floo	xtent : Moderate, 2 r Window	Area Affe	cted : 2%			
Windows								
Aluminum	100%			2046	* *	5	\$1,700	
Parapets								
Copper/Terne	15%			2065	* *	5	\$2,400	
Masonry: Brick	35%			LIFE	* *	5	\$1,100	
No Component	50%							
Roof								
Copper/Terne	75%			2045	* *	10	\$37,400	
Roll Roofing	25%			2029	\$24,200	5	\$8,300	
Interior								
Floors								
Carpet	70%			2029	\$122,700	3	\$12,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,300	
Ceramic Tile	20%			2039	* *	5	\$2,300	
Vinyl Tile	5%			2025	\$5,800	3	\$300	
Interior Walls								
Ceramic Tile	5%			2043	* *	5	\$1,200	
Gypsum Board	50%			LIFE	* *	5	\$7,000	
Plaster	45%			LIFE	* *	5	\$3,100	
Ceilings								
AcousTileConcealSpLn	15%			2047	* *	5	\$2,200	
Exposed Struc: Wood	5%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	\$2,200	
Plaster	65%			LIFE	* *	5	\$4,800	
Site Enclosure							•	
Fence/Gates								
Iron Picket	100%	4+	\$2,000	2050	* *			
		/Rusting, E : Through	Extent : Moderate, 2 out	Area Affe	cted : 50%			
			ent : Moderate, Are Hinge And Bent S		ed : 2%			
Retaining Walls								
Cast in Place Concrete	90%			2065	* *			
Masonry: Fieldstone	10%			2050	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			

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

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

Asset #: 13305

Architecture	Currer	t Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	85%		2035	* *			
Masonry: Granite	10%		LIFE	* *			
Pavers/Stone	5%		2033	* *			

Electrical	Current Repair	Future Rep	olacement	М	aintenance		
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Jnder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2050	* *	5			
	Other Observation, Extent .		0%				
	Location: Electrical Room						
	Explanation : Main Servi	ce Disconnect Switch Rated	d At 600 Amp	eres.			
Switchgear / Switchboard							
Molded Case Bkrs	100%	2050	* *	5	\$200		
Raceway							
Conduit	100%	2050	* *	1			
Panelboards							
Fused Disc Sw	5%	2046	* *	5			
Molded Case Bkrs	95%	2046	* *	5	\$200		
Wiring							
Thermoplastic	100%	2050	* *	1			
Motor Controllers							
Locally Mounted	100%	2043	* *	5	\$100		
Pround							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$100		
ighting							
Interior Lighting							
Fluorescent	50%	2035	* *	10	\$3,600		
	T-8 Lamps And Fixtures, E	T-8 Lamps And Fixtures, Extent: Light, Area Affected: 100%					
	Location : Basement						
Fluorescent	50%	2035	* *	10	\$3,600		
Tuorescent	Compact Fluorescent Light		ted · 100%	10	ψ3,000		
	Location: 1st Floor	, 2 2.5, 11. 6 13,5 66	. 10070				
Egress Lighting	200411011111111111111111111111111111111						
Egress Lighting Emergency, Battery	50%	2035	* *	10	\$900		
Exit, LED	50%	2058	* *	1	\$200		
Exterior Lighting	JU / 0	2030		1			
Fluorescent	30%	2035	* *	10	\$200		
Fidorescent	30% Compact Fluorescent Light			10	\$200		
	Location : Outside Perim		и. 100/0				
N. G		CICI					
No Component	70%						

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

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

Asset #: 13305

Electrical	Current Repair	Future Replace	ment	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimate FY	d Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Security System						
No Component	30%					
Generic	70%	2038	* *	1	\$2,000	
	Other Observation, Extent : Lig	ght, Area Affected : 100%				
	Location : Reading Areas And	l Outside Perimeter				
	Explanation: CCTV Surveilla	ince Cameras				
Fire/Smoke Detection						
Generic, Digital	100%	2035	* *	1-3	\$4,800	
_	Other Observation, Extent : Lig	ght, Area Affected : 100%				
	Location : Throughout The Bi	ıilding				
	Explanation: Strobe Lights, M	Manual Pull Station, Alarm	Bells, Sn	noke Det	ectors And Horns	

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2040	* *	1		
Conversion Equipment							
Steam Boiler	100% Now	\$2,800	2035	* *	1	\$6,900	
	Not in Service, Extent		ected : 1	00%			
	Location : Boiler Ro	oom					
	Other Observation, E.	xtent : Light, Area	Affected	: 100%			
	Location: Basemen	t Boiler Room					
	Explanation: 1 Uni	t					
Distribution							
Steam Piping/Pump	100%		2040	* *			
Terminal Devices							
Convector/Radiator	60%		2035	* *	1	\$1,500	
Fan Coil Unit/Heat	40%		2030	\$51,500	1	\$1,000	
Air Conditioning							
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment							
Split Unit	100%		2030	\$183,400			
1	Other Observation, E.	xtent : Light, Area	Affected				
	Location: Roof						
	Explanation : 6 Uni	ts. Refrigerant R-4	10a				
Terminal Devices	1	, ,					
Fan Coil - 4 Pipe	100%		2030	\$201,100	1	\$2,500	
Heat Rejection				+		+-,- • • •	
Dry Cooler	100%		2035	* *	2	\$5,400	
Ventilation	10070		2000			ψ2,100	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,300	
Ductwork/Diffusers	10070		1 11 11			Ψ1,500	

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

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

Mechanical		Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estima (Years)	ted Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	100%			2030	\$30,600	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	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		
Sump Pump(s)								
Submersible	100%	0-2	\$300	2025	\$300	4	\$200	
		d Life, Extent : Mo	oderate, Ai	rea Affec	ted : 100%			
	Location .	Boiler Room						
Sewage Ejector(s)								
Electric	100%	0-2	\$100	2030	\$2,500	4	\$300	
		rvation, Extent : N : Boiler Room	Ioderate, A	Area Affe	cted : 10%			
			. 117 1 .					
E'-t-	Explanati	on : Auto Start No	t working					
Fixtures Generic	100%							
	100%							
Vertical Transport								
Elevators	100%			LIFE	* *			
Hydraulic		rvation, Extent : L	icht Auss					
		rvation, Extent : L : Basement To 1st	-	Ајјестеа	. 10070			
			1.1001					
	Explanati	on : 1 Unit						

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : OUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR

Address : 89-11 MERRICK BOULEVARD

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 275,500 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 03-Dec-2019 Landmark Status : NONE

Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,Ph

Block : 9798 Lot : 6 BIN : 4209635

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$4,056,200	\$402,000
Interior Architecture	\$854,600	\$833,600
Electrical	\$48,900	\$2,107,400
Mechanical	\$457,400	\$7,148,000
Total	\$5,417,100	\$10,491,100
Importance Code A	\$4,097,100	\$402,000
Importance Code B	\$1,224,800	\$9,999,400
Importance Code C	\$95,200	\$89,700
Total	\$5,417,100	\$10,491,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$66,500		\$27,300	
Interior Architecture	\$986,700		\$41,200	\$55,400
Electrical	\$53,600	\$43,500	\$34,400	\$32,000
Mechanical	\$96,400	\$86,500	\$162,000	\$86,500
Site Enclosure	\$1,200			
Site Pavements	\$18,500			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$1,242,700	\$149,700	\$284,600	\$193,600
Importance Code A	\$67,800	\$13,600	\$40,900	\$13,600
Importance Code B	\$1,101,800	\$136,100	\$243,700	\$176,200
Importance Code C	\$73,200			\$3,800
Total	\$1,242,700	\$149,700	\$284,600	\$193,600



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

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

Asset #: 1867

rchitecture		Current Repair	Futur	e Replacement	М	aintenance					
ystem Component Type	% of Total	Fail Date Estimated Co (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority				
terior											
Exterior Walls											
Cement-Fiber Panel	10%		2036	* *	10	\$30,600					
Glass: Special Gauge	20%		LIFE	* *	1						
Masonry: Brick	15%			* *	5	\$14,700					
	Horizontal Cracks, Extent: Severe, Area Affected: 10%										
		Location: Penthouse, 1966 Building At Rear 2nd Floor, Above Loading Dock Joint Mortar Miss/Find Front: Moderate Area Affected: 10%									
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10% Location : East Wall At 1st And 2nd Floor										
		Misaligned/Bulging, Extent: Severe, Area Affected: 10% Location: Penthouse									
			1 100	1 100/							
		netration, Extent : Severe, .									
	-	a: Second Floor Administr									
Granite Panels	5%			**	5	\$3,700					
		tar Miss/Erod, Extent : Mo	oderate, Ared	a Affected : 10%							
	Location	: Along 90th Street									
Panel: Limestone	45%	. ,		* *	5	\$33,000					
		issing Elements, Extent : N		ea Affected : 5%							
		: West Side Main Entranc									
		tar Miss/Erod, Extent : Lig		ected : 10%							
		: Front Entrance, All Fac		,							
		Extent : Moderate, Area Aj	ffected : 10%	ó							
		: 90th Street Facade									
		servation, Extent : Light, A		: 15%							
		: West Side Main Entrand									
		tion : Sidewalk Shed In Us									
Window Wall		Now \$12,70		* *	5	\$9,200					
		Decay, Extent : Moderate, A	Area Affected	d : 5%							
		: Main Entrance		1 50/							
		netration, Extent : Moderat	te, Area Affe	cted: 5%							
	Location	: Main Entrance									
Windows	050/	Now 9077 (0	0 2047	* *	5	¢12.200					
Aluminum		Now \$277,60		Affacted : 50/	3	\$13,300					
	Ctrwt/Balnc Not Funct, Extent: Moderate, Area Affected: 5%										
	Location: Throughout 2nd And 3rd Floor Offices Caulking Deteriorated, Extent: Moderate, Area Affected: 10%										
	_	Deterioratea, Extent : Mod i : Throughout 2nd And 3rd		00							
		i : Throughout 2na Ana 5r netration, Extent : Modera									
		ieiration, Extent : Moderat i : Throughout 2nd And 3rd									
Madal I				**	10	40.700					
Metal Louvers	5%		2040	, T	10	\$8,700					

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

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

Asset #: 1867

Architecture	Curren	t Repair	Futur	e Replacement	М	aintenance			
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
xterior									
Parapets									
Masonry: Brick	Location: Through				5	\$6,800			
	Location: Mecha			ed : 25%					
		'evere, Area Affected ria Roof, Upper Roo							
Masonry: Limestone	50%		LIFE	* *	5-10	\$138,100			
Metal Panel	5%		2051	* *	5	\$4,400			
Metal Rail	5%		2044	* *	5-10	\$20,500			
	Location: Main I	-							
	Explanation : Alu	minum Railing With	Glass Pa	nels					
Metal Rail	5%		2044	* *	5-10	\$20,500			
Panel: Limestone	5% Now	\$13,700	LIFE	* *	5	\$1,200			
		Erod, Extent : Moder 'ide Over Main Entra		Affected: 10%					
Roof									
Built-Up (BUR)	45% Now Embedded Gravel Location: Through	\$1,624,900 Surface, Extent : Ligi Shout	2041 ht, Area A	* * ffected : 100%					
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10% Location : Over I T S Area, 1980 Addition								
	-	Aoderate, Area Affec ghout I T S Area, 198							
	Location: Main I	-							
		Extent : Severe, Are T S Area, Blue Conf			r Corrido	ors Of 1980			
Modified Bitumen Modified Bitumen		\$1,444,300 Toderate, Area Affect Shout Roof Over 2nd		\$361,100 * *	10	\$24,600	1		
	-	shings, Extent : Mod ghout Roof Over 2nd		ea Affected : 25%					
	Water Penetration,	Extent : Severe, Are oor Corridors And 2	a Affected						
Skylight, Metal/Glass	5%		2051	* *	10	\$40,900			

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.

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Architecture		Current I	Repair	Futur	e Replacement	M	aintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Exterior										
Soffits										
Cast in Place Concrete	50%		\$12,000	LIFE	* *	5	\$9,800			
	•	v	ent, Extent : Moder							
			or Cafeteria Bulkhe		0					
		_	: Moderate, Area							
	Location	i: 2nd Floo	or Cafeteria Bulkhe	ad Over	hang					
Stucco Cement	50%			2044	* *	5	\$4,900			
			xtent : Light, Area	Affected	! : 100%					
		ı : Loading								
	Explana	tion : Other	r Additional Locati	on						
nterior										
Floors										
Carpet	20%		*	2030	\$1,140,500	3	\$123,700			
Carpet		Now	\$855,400	2033	**	3	\$92,800			
	Punct/Tear/Impact Damage, Extent: Moderate, Area Affected: 10% Location: Throughout Pagament, 1st And 2nd Floor Offices, Auditorium									
	Location: Throughout Basement, 1st And 2nd Floor Offices, Auditorium									
	Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium									
			out Basement, 1st .							
Cast in Place Concrete	10%			LIFE	* *	5	\$180,400			
Ceramic Tile	5%		\$173,200	2040	* *	5	\$10,300			
	_	_	Extent : Light, Are							
			t, Basement Mens							
Raised Access Floor	2%			2040	* *	5	\$30,900			
Sheet Vinyl/Rubber	13%			2036	* *	5	\$80,400			
	Adhesion Failure, Extent : Moderate, Area Affected : 10%									
	Location	i : Children	s Discovery Librai	y Center	•					
Terrazzo	25%			LIFE	* *	5	\$161,100			
Vinyl Tile	10%	Now	\$19,000	2031	\$379,900	3	\$15,500			
•	Cracking/Crumbling, Extent: Moderate, Area Affected: 10%									
	Location	: Through	out Basement							

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

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

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QUEENS PUBLIC LIBRARY - 039 QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	1%	Now	\$57,100	2046	* *	5	\$1,000		
	Cracking/0	Crumbling,	Extent: Moderate	, Area A	ffected : 75%				
	Location	: Basemen	t, 1st Floor Toilet	Area, An	d Hallway Toilet A	lea			
Ceramic Tile	4%			2040	* *	5	\$7,600		
Concrete Masonry Unit	10%			LIFE	* *	5	\$15,300		
Glass: Single Pane	5%			LIFE	* *	5	\$14,300		
Gypsum Board	45%	Now	\$19,300	LIFE	* *	5	\$51,500		
71	Cracking/0	Crumbling,	Extent : Severe, A	rea Affec	cted : 10%		. ,		
	_	_			Basement At Soffit				
	Water Pen	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location	: 2nd Floo	r Offices						
Plaster	25%	Now	\$20,700	LIFE	* *	5	\$14,300		
Tuster			Extent : Moderate		ffected : 5%	3	Ψ1 1,500		
	_	_	5 At Bulkhead	,	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
				Area Affe	ected · 5%				
	Other Observation, Extent : Moderate, Area Affected : 5% Location : 1st And 2nd Floor								
			paper Peeling						
CCET/CL - 1N4		ion . manp	super 1 cenng	LIEE	* *	10	¢4.000		
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$4,800		
Wood	5%			LIFE	**	5	\$76,300		

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

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

Asset #: 1867

Architecture	Current Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior		•				
Ceilings						
AcousTileConcealSpLn	5% Staining/Discoloring, Extent: Location: Auditorium Worn/Eroded, Extent: Modera Location: Auditorium			5	\$21,300	
AcousTileSusp.Lay-In	15% 0-2 \$ Staining/Discoloring, Extent: Location: Payroll Room, See Water Penetration, Extent: M Location: Payroll Room, IT	curity Office, 2nd I oderate, Area Affe	Floor Corridor And cted : 10%			
AcousTileSusp.Lay-In	35%	2048	* *	5	\$119,400	
Exposed Concrete	5%	LIFE	* *	5-10	\$21,300	
Exposed Struc: Steel	5%	LIFE	* *	10	\$34,100	
Gypsum Board	5% Now \$-	46,700 LIFE	* *	5	\$21,300	
71	Broken/Missing Elements, Extended Location: 2nd Floor Reading	ent : Moderate, Ar g Area			, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Cracking/Crumbling, Extent:	**				
	Location: Childrens Discove Water Penetration, Extent: M. Location: 2nd Floor Reading Other Observation, Extent: Li Location: Childrens Discove Explanation: Acoustical Pla	oderate, Area Affe g Area ght, Area Affected ery Library Center	cted : 25% : 100%			
Metal Panel	5% Now \$1 Broken/Missing Elements, Exte	54,200 LIFE ent : Moderate, Ar	* *	5	\$21,300	
	Location: Throughout Baser Deformed/Dented, Extent: Sev Location: Basement 1st Floo	vere, Area Affectea		on Room		
Plaster	15% 4+ \$ Cracking/Crumbling, Extent: Location: 2nd Floor Admini		•	5	\$32,000	
Plaster	10%	LIFE	* *	5-10	\$58,600	
Site Enclosure						
Fence/Gates						
Aluminum Rail	25% Other Observation, Extent: Li Location: Main Roof Explanation: Attached To Ro		* * : 25%	5-10		
Chain Link	75%	2051	* *			
Retaining Walls						
Cast in Place Concrete	100% 2-4 Cracking/Crumbling, Extent: Location: Loading Dock Are	-	* * Gected : 15%			
Site Pavements						

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

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

Asset #: 1867

Architecture	С	urrent Repair		Futur	e Replacemer	nt	M	aintenance	
System Component Type		il Date Estima Years)	ated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	2-4	\$4,900	2044		* *			
	Cracking/Cru	mbling, Extent	: Light, Are	a Affecte	ed : 5%				
	Location : T	Throughout	0 .	00					
On-Site Walkways									
Cast in Place Concrete	100%	0-2	\$1,400	2036		* *			
	Cracking/Cru	mbling, Extent	: Light, Are	ea Affecte	ed : 5%				
	O	oading Dock	,						
Parking/Driveway									
Cast in Place Concrete	100% N	Now	\$12,200	2036		* *			
	Cracking/Cru	mbling, Extent		, Area Aj	fected : 10%				
	Location : L	oading Dock A	rea						

lectrical		Current Repa	ir	Future Replacement		M	aintenance	
vstem Component Type	% of Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	* *	5	\$1,200	
		ervation, Exten	_		: 100%			
		: Electrical Ro						
	Explanat	ion : Two 4,000) Ampere Maii	n Discon	nect For Switch Bo	oard Dist	ribution 1 And 2	
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	* *	5	\$7,300	
Raceway					**-			
Conduit	40%			2031	\$97,600	1		
Conduit	60%			2051	* *	1		
Panelboards								
Fused Disc Sw	5%			2053	* *	5	\$300	
Fused Disc Sw	5%			2030	\$7,300	5	\$300	
Molded Case Bkrs	10%			2030	\$14,600	5	\$700	
Molded Case Bkrs	50%			2047	* *	5	\$3,600	
Molded Case Bkrs	30%			2053	* *	5	\$2,200	
Wiring								
Braided Cloth	20%	2-4	\$48,900	2056	* *	1		
		Aged, Extent : I						
	Location	: Basement, Su	b-basement A	nd First (Old Area Of The B	uilding		
Thermoplastic	20%			2031	\$48,900	1		
Thermoplastic	40%			2057	* *	1		
Thermoplastic	20%			2061	* *	1		
Motor Controllers								
Locally Mounted	10%			2029	\$65,500	5	\$200	
Locally Mounted	5%			2048	**	5	\$100	
Motor Control Center	75%			2029	\$120,900	5	\$5,600	
Variable Frequency	10%			2048	**		. ,	
Drive								

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

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

Asset #: 1867

Electrical	Current Re	pair Fu	ıture Rep	lacement	Maintenance				
System Component Type	% of Fail Date E Total (Years)	stimated Cost Ye		nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Ground									
Grounding Devices									
Generic	100%	LII	E	* *	5	\$8,100			
stand-by Power									
Transfer Switches									
Automatic	100%	20	14	* *	1	\$84,800			
Generators									
Diesel	90%	20		* *	1	\$96,000			
	Other Observation, Exte Location : Generator , Explanation : One 1,2	Room Basement	eted : 1009	%					
Diesel	5% Now	\$4,000 20		* *	1	\$4,800			
	Not in Service, Extent : Severe, Area Affected : 100% Location : Loading Dock Storage Rooftop								
	_		-4 - J . 1000	0/					
	Other Observation, Exte Location : Roof And L		nea : 1007	70					
	Explanation : Abando	-	rators						
Natural Gas	5% Now	\$4,000 20	46	* *	1	\$4,800			
	Not in Service, Extent : Location : Roof	Severe, Area Affected	! : 100%						
Batteries									
Lead/Acid	100%	20:	26	\$1,600	5	\$10,200			
Fuel Storage									
Day Tank	50%	20	53	* *	5	\$25,600			
	Other Observation, Extent : Light, Area Affected : 100% Location : Generator Room Basement								
	Explanation : One 275 Auto Fill. A Person M				lition But	It Is Not Able To			
Main Tank	50%	20:	34	* *	5	\$4,000			
	Other Observation, Exte Location : Undergrou		eted : 1009	%					
	Explanation : One 6,0 Filling The Day Tank		: Is In Sati	sfactory Co	ndition, E	But It Is Not			
Lighting	ruing the Day Tank								

Lighting

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

Asset #: 1867

Electrical	Current Repair	Future	Replacement	M	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting						
Interior Lighting						
Fluorescent	5%	2039	* *	10	\$12,600	
	T-5 Lamps And Fixtures, Extent: Light Location: Meeting Room, CDLCA			oor		
Fluorescent	5%	2031	\$149,400	10	\$12,600	
	T-12 Lamps And Fixtures, Extent: Ligi Location: Throughout The Building	ht, Area Affo	ected : 100%			
Fluorescent	50%	2036	* *	10	\$126,300	
	T-8 Lamps And Fixtures, Extent: Light Location: Basement, Sub-basement,			n, Some	Offices	
Fluorescent	20%	2039	* *	10	\$50,500	
	Other Observation, Extent : Light, Area Location : Cafeteria, Some Offices 2n Explanation : T-8 Lamps			room	•	
Fluorescent	10%	2039	* *	10	\$25,300	
	Other Observation, Extent : Light, Area Location : Reading And Book Area 1: Explanation : T-5 Lamps	st Floor, So	me Mechanical R			
Fluorescent	5%	2036	* *	10	\$12,600	
	Compact Fluorescent Light, Extent : Li Location : Lobby 1st Floor, Auditoria	-				
LED	5%	2036	* *			
Egress Lighting						
Emergency, Service	40%	2036	* *	1		
Emergency, Service	10%	2041	* *	1		
Emergency, Battery	5%	2036	* *	10	\$3,300	
Exit, LED	30%	2066	* *	1		
Exit, LED	5%	2071	* *	1		
Exit, Service	10%	2036	* *	1		
Exterior Lighting	• • •	• • • •	ata ata			
Fluorescent	2%	2036	**	10	\$500	
	Other Observation, Extent: Light, Area	a Affected :	100%			
	Location: Building Exterior	. 11 1 1 7	EL C A			
IIID	Explanation: Fluorescent Fixtures In		he Statue Area. **	10	4100	
HID	10%	2036		10	\$100	
HID	13%	2026	\$146,500	10	\$100	
No Component	75%					
Alarm						
Security System	600/					
No Component	60% 40%	2026	* *	1	¢41 200	
Generic	4 U70	2036		1	\$41,200	

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QUEENS PUBLIC LIBRARY - 039 QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR

Asset #: 1867

Electrical	Current Repair	Futui	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm						
Fire/Smoke Detection						
No Component	60%					
Generic, Digital	40%	2026	\$1,236,600	1-3	\$70,000	
, 6	Other Observation, Extent : Light, Area	a Affectea	d: 100%			
	Location : Throughout					
	Explanation: Installing New System					

echanical		Current Rep	air	Futur	Future Replacement		laintenance	
stem Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ating								
Energy Source								
Natural Gas	100%			2041	* *	1		
Conversion Equipment								
Furnace	5%	Now	\$700	2036	* *	1	\$6,100	
	Controller	Not Working,	Extent : Severe	e, Area A	ffected : 100%			
	Location	: Manual Ope	ration Only.					
	Other Obs	ervation, Exter	nt : Light, Area	Affected	: 5%			
	Location	: Roof						
	Explana	tion: 1 Roof M	ounted Unit					
Hot Water Boiler	95%	Now	\$40,900	2044	* *	1	\$116,500	
			. ,		ffected : 100%		4,	
	Controller Not Working, Extent: Severe, Area Affected: 100% Location: Manually Operated. Penthouse.							
	Malfunctioning, Extent: Moderate, Area Affected: 100%							
	Location: Custodian Office: Malfunctioning: Building Management System Malfunctioning							
		•	ıt : Light, Area	_	0 0	~,~		
		: Penthouse	218.11, 11.00	11,5,00000	. 100/0			
		tion: 2 Units						
Distribution	Блрини	ion . 2 Onits						
Hot Wtr Piping/Pump	95%	4+	\$8,300	2039	* *	4	\$12,900	
Tiot was spings unip		-	e, Area Affecte		,	-	Ψ12,700	
			asement Level 2					
N. C.		. I iping 10 Di	ascinent hevet i	II Duselli	Devet.			
No Component	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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Asset #: 1867

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%		\$157,200	2036	* *	1	\$30,700	
			nt : Light, Area	ı Affected	! : 10%			
	Location	-						
			ller Servicing (Childrens	Discovery Library	Center,	Broken Return	
A ' II 11	Fan Oil			2021	¢1 005 000	1	\$95.200	
Air Handler	50%		ut Light Augs	2031	\$1,965,600	1	\$85,200	
		ervation, Exter : Basement Ai	nt : Light, Area	і Ајјестеа	: 00%			
			-	I leaite In 1	Dagamant			
C		uon : 5 Onus 1	n Total. 2 Old		v * *	1	¢12 400	
Convector/Radiator	15%	amustion Exta	nt : Light Ange	2044		1	\$13,400	
			nt : Light, Area scovery Librar					
			Scovery Librar _. Heating Systen		On 15t 1 1001			
II.: 4 II4 II4 W-4		non . Kaaiani i	realing System		¢52.200			
Unit Heater - Hot Water No Component	10%			2026	\$52,300			
Air Conditioning	1070							
Energy Source								
Electricity	20%			2039	* *	1		
Natural Gas	80%			2041	* *	1		
Conversion Equipment								
Centrifugal, Elec Chiller	r 80%			2034	* *	1	\$238,500	
5 /		ervation, Exte	nt : Light, Area	Affected	! : 100%			
	Location	: Penthouse						
	Explana	tion: 20 Tons	Gas Driven Ch	illers				
Exterior Pkg Unit -	10%			2036	* *	2	\$1,700	
Cooling								
			ent : Light, Are	a Affected	d : 100%			
	Location	-	. 1: 1. 4	100 1	1 1000/			
			nt : Light, Area	і Ајјестеа	: 100%			
	Location		-4: - D -14					
~ 41 1	-	tion : With Ele	ctric Reneat	2021	* * * * * * * * * *			
Split Unit	10%			2031	\$596,800			
			nt : Light, Area					
	Location: 2nd Floor Administration Office And Server Rooms							
Distribution	Expiana	tion : Compute	r Koom Units					
Distribution CW & CHW Wtr	20/	Now	\$100	2031	\$6,800	4	\$300	
	۷%	INOW	\$100	2031	\$0,000	4	\$300	
Pipe/Pump	Corroded	Extent · Sover	e, Area Affecte	d · 100%	á			
			e, Area Affecte ir Handlers At					
No Component	98%	781011		5611				
No Component	98%							

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

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

Asset #: 1867

Mechanical	Current Repair		Futur	Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Air Conditioning Terminal Devices Air Handler/Cool/Ht	Location	servation, E. 1 : Various	xtent : Light, Area Jeating Air Termin			1	\$153,300			
No Component	10%									
Heat Rejection Air Cooled Condenser Unit	10%			2031	\$56,400	2	\$19,200			
Water Cooling Tower	Other Obs Location	90% 0-2 \$191,000 2029 \$954,900 2 \$199,600 Other Observation, Extent: Severe, Area Affected: 10% Location: Roof Explanation: Cooling Tower Fills With Water Creating Inefficient Operation								
Ventilation	Елрини	iion . Cooii	ng 10wer 1 iiis mi	in water	Creating megjicter	и Ореги	ion			
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$243,200			
Exhaust Fans Interior Roof	10% 90%			2026 2031	\$99,500 \$417,700	2 2	\$800 \$7,600			
Plumbing	90%			2031	\$417,700		\$7,000			
H/C Water Piping Brass/Copper Galvanized Steel	60% 40%			2041 2036	* *	1 1				
HW Heat Exchanger HTHW/HW	Location Explana	servation, E. a : Penthous			* * : 100% ner Option From (Gas Driv	en Chiller Engine			
Sanitary Piping	Heat.									
Cast Iron	100%			LIFE	* *	1				
Storm Drain Piping Cast Iron	100%			LIFE	* *	1				
Sump Pump(s) Non-Submersible	100%			2026	\$42,600	4	\$8,700			
Sewage Ejector(s) Electric	100%			2036	* *	4	\$11,000			
Backflow Preventer Generic	Location	servation, E. 1 : 1st Floor tion : 3 Con		2036 a Affected	**	1	\$16,900			
Fixtures Generic	100% Other Obs	servation, E. 1 : Basemen	xtent : Light, Area		: 10%					

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

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

Mechanical	Current Repair	Future Repl	acement	M	aintenance				
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estim	nated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Vertical Transport									
Elevators									
Geared Traction	40%	LIFE	* *						
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : C1, C, C2, 1, 2								
	Explanation: Two Units								
Hydraulic	60%	LIFE	* *						
•	Other Observation, Extent : Light, Area Affected : 100%								
	Location: C1, 2 And C2,1								
	Explanation: 3 Units								
Fire Suppression									
Standpipe									
Generic	100%	2051	* *	1-5	\$138,900				
Sprinkler									
No Component	70%								
Generic	30%	2051	* *	1-2	\$23,100				
Fire Pump									
Generic	100%	2040	* *	1	\$51,500				
Chemical System									
No Component	98%								
Generic	2%	2029	\$600	1-3	\$100				
	Other Observation, Extent : Light, Area Affected : 100%								
	Location: Kitchen And Server Re	oom							
	Explanation: Location Noted								

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : OUEENS VILLAGE BRANCH LIBRARY

Address : 94-11 217TH ST.

Borough : QUEENS Agency's Number : Q

Area Sq Ft : 12,980 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 17-Jan-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 10621 Lot : 12 BIN : 4226761

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$346,900	
Interior Architecture		\$17,900
Electrical		\$88,100
Mechanical		\$106,700
Total	\$346,900	\$212,700
Importance Code A	\$346,900	
Importance Code B		\$212,700
Total	\$346,900	\$212,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$41,900		\$500	
Interior Architecture	\$121,500		\$6,600	\$5,100
Electrical	\$15,300			\$200
Mechanical	\$8,600	\$1,900	\$2,900	\$1,900
Site Enclosure	\$29,800			
Site Pavements	\$5,000			
Total	\$222,100	\$1,900	\$10,100	\$7,200
Importance Code A	\$43,100	\$1,300	\$1,800	\$1,300
Importance Code B	\$143,900	\$600	\$3,900	\$5,900
Importance Code C	\$35,000		\$4,400	
Total	\$222,100	\$1,900	\$10,100	\$7,200



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

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

Asset #: 13306

rchitecture	Current Repair Future Replacem		ent Maintenance		
stem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cos FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls Cast in Place Concrete	2% Now \$3 Cracking/Crumbling, Extent: Mod Location: Basement Door At Rec Staining/Discoloring, Extent: Mod Location: Foundation	ar	* 5	\$1,200	
Masonry: Brick	85% Now \$67,5 Efflorescence, Extent: Moderate, A Location: Rear Facade Horizontal Cracks, Extent: Moder Location: Rear And Side Facade Rusting Masonry Supt, Extent: Sex Location: Front Facade Window Spalling, Extent: Moderate, Area Location: All Facades Staining/Discoloring, Extent: Moderate	Area Affected : 20% ate, Area Affected : 5% e At Window Lintel Level vere, Area Affected : 5% v Lintels, Including Blocked Up Affected : 5%	3	\$10,300	
	Location : Rear Facade Below W	indows And Along Pipes, Fron	nt Facade		
Masonry: Limestone	5% Now \$3,6 Cracking/Crumbling, Extent: Mod Location: At Entry Top Of Mold Spalling, Extent: Moderate, Area Location: Window Sills At Front	lerate, Area Affected : 5% ing Affected : 5%	* 5	\$500	
Granite Panels	5%	LIFE *	* 5	\$900	
Window Wall	3% Now \$3,8 Not Insulated, Extent: Severe, Are Location: Front Facade Other Observation, Extent: Severe Location: Front Facade Explanation: Condensation Pres	* a Affected : 100% c, Area Affected : 50%		\$700	
Windows	Expranation : Conactisation 1 res				
Aluminum	98% Now \$18,8 Condensation Present, Extent : Sev Location : Front Facade Ctrwt/Balnc Not Funct, Extent : Se Location : Throughout	vere, Area Affected : 10%	* 5	\$2,100	
Metal Louvers	2%	2034 *	* 10	\$500	
Parapets				42.0	
Concrete Masonry Unit	40% 2-4 \$8 Vegetation Growth, Extent : Light, Location : Throughout Interior F		* 5	\$1,500	
Masonry: Brick	50% 0-2 \$10,5 Joint Mortar Miss/Erod, Extent : M		3	\$1,700	
	Location: Exterior Rear And Sid				

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

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

Architecture	Current Repair	Future Repl	acement	Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior							
Roof							
Modified Bitumen	100% Now \$279.		* *				
	Blisters, Extent : Severe, Area Aff	ected: 15%					
	Location: Roof	4 466-4-4	200/				
	Drains Inad/Misposn, Extent : Se Location : Roof	vere, Area Affectea : 3	0%				
	Miss/Damaged Flashings, Extent Location : At South Parapet						
	Ponding, Extent : Severe, Area Aj Location : Roof	ffected : 15%					
	Vegetation Growth, Extent : Seve	Vegetation Growth, Extent : Severe, Area Affected : 5% Location : At Drains					
	Water Penetration, Extent: Sever	re Area Affected : 109	6				
	Location: Checkout Area, Child	***					
	Worn/Eroded, Extent : Severe, Ar Location : Roof	-					
Interior	J						
Floors							
Carpet	50% 2-4 \$67, Staining/Discoloring, Extent : Mo Location : First Floor In Childr	oderate, Area Affected ens Area And Commu	nity Room	3	\$14,600		
	Worn/Eroded, Extent: Moderate,						
	Location : First Floor In Childr Wrinkling, Extent : Moderate, Arc		пиу коот				
	Location : First Floor In Childr		nity Room				
C				2	\$2,000		
Carpet	10% Other Observation, Extent : Light	2030 t, Area Affected : 1009	\$26,900 %	3	\$2,900		
	Location : Lobby						
	Explanation: Carpet Tiles						
Ceramic Tile	5%	2034	* *	5	\$1,000		
Quarry Tile	2%	2044	* *	5	\$600		
Terrazzo	3%	LIFE	* *	5	\$900		
Vinyl Tile	20%	2036	* *	3	\$1,500		
Vinyl Tile	10%	2031	\$17,900	3	\$1,000		

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

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

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

Asset #: 13306

System		Current Repair			e Replaceme		Maintenance		
Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated (Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Interior Walls Cast in Place Concrete		Now	\$20,000	LIFE	100/	* *			
	Location Staining/D Location	: Basement . Discoloring, E : Mechanica	Extent : Severe, A	rea Affec	eted : 5%				
			Boiler Room Thr			nt Op	enings		
Ceramic Tile	5%			2034		* *	5	\$1,500	
Concrete Masonry Unit	8%			LIFE		* *	5	\$1,900	
Folding Partition	10%			2039		* *	5	\$7,300	
Glass: Single Pane	5%			LIFE		* *	5	\$2,200	
Gypsum Board	45%		\$3,000	LIFE		* *	5	\$7,900	
	Water Penetration, Extent : Severe, Area Affected : 5% Location : Window Openings In Basement Community Room								
		: Window O	penings In Basei		munity Roon				
Marble Panels	2%			LIFE		* *	10	\$200	
Plaster	10% Cracking/0		\$1,300 Extent : Severe, A	LIFE rea Affec	ted : 5%	* *	5	\$900	
	Location	: Staff Stair	To Basement						
			ent : Moderate, 2 To Basement	Area Affe	cted : 5%				
SGFT/Glazed Masonry	5%			LIFE		* *	10	\$700	
Ceilings									
AcousTileSusp.Lay-In	Staining/D	_	\$9,400 Extent : Severe, A ocations On Firs		eted : 5%	* *	5	\$5,300	
			ent : Moderate, 2 Reading Room, (
AcousTileSusp.Lay-In	Cracking/0	Now Crumbling, E : Basement	\$12,800 Extent : Moderate	2044 e, Area A <u>j</u>	fected : 20%	* *	5	\$2,400	
	Location	: Staff Bathr	ctent : Moderate, room And Basem Moderate, Area	ent					
		: Basement		19900000	20,0				
Exposed Concrete	5%			LIFE		* *	5-10	\$1,200	
Plaster	15%			LIFE		* *	5-10	\$5,000	
Site Enclosure	1570						2 10	Ψ2,000	
Fence/Gates									
Chain Link	30%	Now	\$2,800	2041		* *			
		_	ent : Moderate, 1 e Towards 94th 1		cted : 20%				
	70%			2051		* *			

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

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

Asset #: 13306

Architecture	Current Repair	Future Replace	ment	N	laintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority		
Site Enclosure								
Retaining Walls			* *					
Cast in Place Concrete	15%	2051	* *					
	Other Observation, Extent : Light, Area Affected : 100% Location : Rear							
	Explanation: Retaining Wall To Bas	ement						
Cast in Place Concrete	10% Now \$100	2051	* *					
Cast III Flace Colletete	Cracking/Crumbling, Extent: Severe,							
	Location: Wall Coping At 222nd Str	00	onnectio	ons				
Masonry: Brick	70% Now \$26.700	2041	* *					
Widsomy. Brick	Broken/Missing Elements, Extent: Sev		10%					
	Location: Corners And At Iron Fenc							
	Joint Mortar Miss/Erod, Extent: Mod	erate, Area Affected	: 25%					
	Location: 222nd Street							
Masonry: Fieldstone	5% 0-2 \$200	2041	* *					
·	Joint Mortar Miss/Erod, Extent: Mod	erate, Area Affected	: 10%					
	Location: Entrance Cheek Walls							
	Other Observation, Extent : Light, Are	a Affected : 100%						
	Location: Entrance Steps	*** **						
S' D	Explanation: Stone Panels At Cheek	Walls						
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%	2044	* *					
On-Site Walkways	10070	2011						
Cast in Place Concrete	60%	2036	* *					
Masonry: Granite	40% Now \$500	LIFE	* *					
	Joint Mortar Miss/Erod, Extent : Seve	e, Area Affected : 2	0%					
	Location: Front Entrance Steps							
Parking/Driveway								
Asphalt	20% Now \$1,100	2034	**					
	Cracking/Crumbling, Extent: Modera	te, Area Affected : 5	%					
	Location: Van Parking Area	1 100/						
	Potholes, Extent : Severe, Area Affecte Location : Van Parking Area	a : 10%						
Cost in Place Comment		2044	* *					
Cast in Place Concrete	80% 0-2 \$3,500 Cracking/Crumbling, Extent : Modera	2044						
	Cracking/Cramoung, Extent . Modera	е, лиси луусскей . Э	/ U					

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

Under 600 Volts

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

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

Asset #: 13306

Electrical	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2031	\$800	5		
	Other Observation, Extent : Light, Area Affected : 100%					
	Location: Electrical Room	G 1				
	Explanation : One 200 Ampere Mai					
Molded Case Bkrs	50%	2031	\$800	5	\$200	
	Other Observation, Extent : Light, Ar	ea Affected : 1	100%			
	Location : Electrical Room					
	Explanation: One 500 Ampere Mai	n Disconnect l	Switch			
Switchgear / Switchboard	1000/	2021	42.5 0.00	_	4.2	
Molded Case Bkrs	100%	2031	\$35,000	5	\$300	
Raceway	1000/	2021	#24.0 00			
Conduit	100%	2031	\$34,000	1		
Panelboards	70/	2020	0000	_		
Fused Disc Sw	5%	2030	\$800	5	Ф200	
Molded Case Bkrs	95%	2030	\$15,400	5	\$300	
Wiring	500/ 2.4 \$15.000	2056	* *	1		
Braided Cloth	50% 2-4 \$15,000 Insulation Aged, Extent : Moderate, A			1		
	Location: Basement	irea Ajjeciea :	100%			
			0.1.5 0.00			
Thermoplastic	50%	2031	\$15,000	1		
Motor Controllers	1000/	2020	#22 7 00	_	#100	
Locally Mounted	100%	2029	\$32,700	5	\$100	
Ground						
Grounding Devices Generic	1000/	LIEE	* *	5	¢400	
	100%	LIFE		5	\$400	
Lighting Interior Lighting						
Fluorescent	100%	2036	* *	10	\$11,900	
Tuorescent	Other Observation, Extent : Light, Ar		100%	10	φ11,500	
	Location: Throughout The Building		.0070			
	Explanation: T-8 Lamps	•				
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$1,600	
Exit, Service	50%	2036	* *	1	Ψ1,000	
Exterior Lighting	2 0					
HID	100%	2026	\$53,100	10		
			4,-00			

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

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

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

QUEENS PUBLIC LIBRARY - 039 QUEENS VILLAGE BRANCH LIBRARY

Asset #: 13306

Mechanical	Current Repai	r Futur	Future Replacement		Maintenance		
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Conversion Equipment	1000/	2026			#1 2 000		
Steam Boiler	100%	2036	**	1	\$12,900		
	Other Observation, Extent Location : Boiler Room	: Ligni, Area Affectea	: 100%				
	Explanation: 1 Unit						
Distribution	Ехрининон . 1 Спи						
Steam Piping/Pump	10% Now	\$2,300 2041	* *				
	Corroded, Extent : Severe,	. ,					
	Location : Vacuum Pump	Tank, Basement Boile	er Room				
	Leak Evident, Extent : Sev	ere, Area Affected : 10	%				
	Location : Vacuum Pump	o Tank, Basement Boile	er Room				
Steam Piping/Pump	90%	2041	* *				
Terminal Devices							
Convector/Radiator	100%	2044	* *	1	\$4,200		
Air Conditioning							
Energy Source	1000/	2020					
Electricity	100%	2039	* *	1			
Conversion Equipment	1000/	2026	¢107.700	2	\$900		
Exterior Pkg Unit - Cooling	100%	2026	\$106,700	2	\$800		
Cooling	R-22 Refrigerant, Extent :	Light Area Affected :	100%				
	Location: 2 Units. Roof	218.11, 111 ett 119,000ett 1	20070				
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,500		
Exhaust Fans							
Roof	100%	2031	\$21,900	2	\$400		
Plumbing							
H/C Water Piping	1000/	2041	* *	1			
Brass/Copper	100%	2041	* *	1			
Water Heater Gas Fired	100%	2029	\$8,000	2	\$200		
Sanitary Piping	10070	2029	\$6,000		\$200		
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	10070	Lii L		-			
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s)				•			
Non-Submersible	100%	2026	\$2,000	4	\$400		
Backflow Preventer							
Generic	100%	2039	* *	1	\$800		
Fixtures							
Generic	100%						

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : OUEENSBORO HILL BRANCH LIBRARY

Address : 60-05 MAIN ST.

Borough : QUEENS Agency's Number : QH

Area Sq Ft : 7,956 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 11-Mar-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,Ph

Block : 6405 Lot : 50 BIN : 4140176

CAPITAL	FY 2022 - 2025	FY 2026 - 2031		
Exterior Architecture	\$83,000			
Electrical		\$35,000		
Mechanical		\$295,100		
Total	\$83,000	\$330,100		
Importance Code A	\$83,000			
Importance Code B		\$330,100		
Total	\$83,000	\$330,100		

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$40,000			
Interior Architecture	\$33,700		\$4,800	\$700
Electrical	\$700	\$700	\$800	\$800
Mechanical	\$3,400	\$2,300	\$1,400	\$2,100
Total	\$77,700	\$2,900	\$7,000	\$3,600
Importance Code A	\$40,400	\$400	\$400	\$400
Importance Code B	\$18,700	\$2,500	\$6,600	\$3,200
Importance Code C	\$18,600			
Total	\$77,700	\$2,900	\$7,000	\$3,600



Maintenance \$ are aggregated over a ten-year period. Site 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 Futu		Future	Replacement	Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior							
Exterior Walls Masonry: Brick Cavity	90% Now Cracking/Crumbling,		LIFE ea Affected	* * d : 5%	5	\$20,400	
	Location : South Fa Joint Mortar Miss/Ere Location : North Fa	od, Extent : Model		Affected : 25%			
Window Wall	10% Now Caulking Deteriorated Location: West Fac		2051 ute, Area A	* * Affected : 10%	5	\$4,300	
Windows							
Aluminum	90% Now Glazing Broken/Crace Location: Tileted G Caulking Deteriorated Location: Through	lass Reading Room d, Extent : Moderd	m		5	\$800	
Glass Block	5%	<i>)</i>	LIFE	* *	5	\$100	
Glass Block	Other Observation, E. Location: Entrance Explanation: Chan	Area	Affected :	: 5%	3	\$100	
Metal Louvers	5%		2040	* *	10	\$600	
Parapets							
Masonry: Brick	60%		LIFE	* *	5-10	\$9,200	
Pre-Cast Concrete	40% Recent Replace Evide Location : Coping	nt, Extent : Light,	LIFE Area Affe	* * cted : 50%	5	\$11,200	
Roof							
Modified Bitumen	95% Recent Installation, E. Location: Roof	xtent : Light, Area	2039 Affected	**	10	\$20,800	
Skylight, Metal/Glass	5%		2051	* *	10	\$3,600	
nterior							
Floors							
Carpet	70%		2030	\$115,300	3	\$12,500	
Cast in Place Concrete	10%		LIFE	* *	5	\$5,200	
Ceramic Tile	10%		2040	* *	5	\$1,200	
Vinyl Tile	10%		2031	\$11,000	3	\$600	
Interior Walls							
Concrete Masonry Unit	90%		LIFE	* *	5	\$16,400	
Glass: Single Pane	5%		LIFE	* *	5	\$1,700	
Masonry: Brick	5% 0-2	\$9,600	LIFE	**			
	Joint Mortar Miss/Ero			Affected: 20%			
	Location : Lightwell	In Adult Reading	Koom				

Maintenance \$ are aggregated over a ten-year period. Site 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	65%	4+	\$6,800	2044	* *	5	\$4,800	
	Broken/Mi	ssing Elem	ents, Extent : Light	t, Area A	ffected : 5%			
	Location	: Reading	Room					
	Misaligned	l/Bulging, l	Extent : Light, Area	a Affecte	d : 5%			
	Location	: Reading	Room					
AcousTileSusp.Lay-In	10%			2044	* *	5	\$1,200	
Exposed Struc: Steel	15%			LIFE	* *	10	\$3,600	
Gypsum Board	5%			LIFE	* *	5-10	\$2,000	
Plaster	5%			LIFE	* *	5-10	\$1,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
	Other Obs	ervation, E.	xtent : Light, Area	Affected	! : 10%			
	Location	: Main Str	eet					
	Explanat	ion : Barri	cades On Side Wal	k Surrou	nding Tree Pits			

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2031	\$1,600	5		
	Other Observation, Extent : Light,	Area Affected : 10	00%			
	Location : Electrical Room					
	Explanation : Main Service Disco	onnect Switch Rat	ed At 800 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	\$35,000	5	\$200	
Raceway						
Conduit	100%	2031	\$34,000	1		
Panelboards						
Molded Case Bkrs	100%	2030	\$16,200	5	\$200	
Wiring						
Thermoplastic	100%	2031	\$30,100	1		
Motor Controllers						
Locally Mounted	100%	2029	\$16,400	5	\$100	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	5%	2031	\$4,300	10	\$400	
	Other Observation, Extent : Light,	Area Affected : 10	00%			
	Location : Lobby					
	Explanation: T-5 Lamps					
LED	95%	2039	* *			

Maintenance \$ are aggregated over a ten-year period. Site 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 Re	epair Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Battery	50%	2036	* *	10	\$1,000	
Exit, Service	50%	2036	* *	1		
Exterior Lighting						
HID	30%	2031	\$9,800	10		
No Component	70%					
Alarm						
Security System						
No Component	30%					
Generic	70%	2039	* *	1	\$2,100	
	Other Observation, Ex	tent : Light, Area Affected	d: 100%			
	Location: Reading A	reas				
	Explanation: CCTV	Surveillance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2036	* *	1-3	\$4,900	
	Other Observation, Ex	tent : Light, Area Affected	d: 100%			
	Location : Throughou	ut The Building				
	Explanation: Smoke	Detectors, Alarm Bells, I	Manual Pull Station	is, Strobe	Lights And Horns	

Mechanical	Current Repair	Future Re	placement	M	aintenance			
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Natural Gas	100%	2051	* *	1				
Conversion Equipment								
Hot Water Boiler	100%	2044	* *	1	\$3,900			
	Other Observation, Extent : Lig	ht, Area Affected : 10	0%					
	Location : Boiler Room							
	Explanation: 1 Unit							
Distribution								
Hot Wtr Piping/Pump	100%	2039	* *	4	\$600			
Terminal Devices								
Air Handler	70%	2031	\$79,500	1	\$3,400			
	Other Observation, Extent: Lig Location: Roof Level Machin Explanation: Combination H	e Room						
Convector/Radiator	30%	2044	* *	1	\$800			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : About 7 Feet Off F	***						
	Explanation : Radiators							
Air Conditioning								
Energy Source								
Electricity	100%	2039	* *	1				

Maintenance \$ are aggregated over a ten-year period. Site 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	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Conversion Equipment						
Int Pkg Unit -	100%	2029	\$171,700	2	\$500	
Heating/Cooling	D 22 D 6 1	1.00	1000/			
	R-22 Refrigerant, Extent: Light, Al		100%			
	Location: Roof Level Machine R	oom				
Heat Rejection	1000/		4.42.000		4.7.7 00	
Dry Cooler	100%	2031	\$43,900	2	\$5,500	
Ventilation						
Distribution	1000/	LIEE		2.5	Φ 7 .000	
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,000	
Exhaust Fans	000/		444		4.00	
Interior	80%	2031	\$23,000	2	\$200	
Roof	20%	2036	* *	2	\$100	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2041	* *	1		
Water Heater						
Gas Fired	100%	2029	\$4,900	2	\$100	
	Other Observation, Extent : Light,	Area Affected	: 100%			
	Location : Boiler Room					
	Explanation: 1 Unit, 30 Gallons					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : REGO PARK BRANCH LIBRARY Address : 91-41 63RD DR. @ AUSTIN ST.

Borough : QUEENS Agency's Number : RG

Area Sq Ft : 7,257 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 23-Oct-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 3104 Lot : 16 BIN : 4072812

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$54,000	
Electrical	\$78,700	\$35,000
Mechanical		\$129,300
Total	\$132,800	\$164,300
Importance Code A	\$54,000	\$56,800
Importance Code B	\$78,700	\$107,500
Total	\$132.800	\$164,300

Total	\$57,400	\$1,500	\$2,300	\$61,500
Importance Code C			\$400	
Importance Code B	\$25,200	\$1,200	\$1,500	\$50,700
Importance Code A	\$32,200	\$400	\$400	\$10,800
Total	\$57,400	\$1,500	\$2,300	\$61,500
Mechanical	\$1,000	\$1,000	\$1,400	\$1,000
Electrical	\$200	\$300	\$300	\$44,700
Interior Architecture	\$24,400	\$300	\$700	\$5,500
Exterior Architecture	\$31,900			\$10,300
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025



Maintenance \$ are aggregated over a ten-year period. Site 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	Cu	rrent Repa	air	Futur	e Replacemer	nt	M	aintenance	
System Component Type		l Date Est ears)	timated Cost	Year FY	Estimated C	ost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	(00/ N		054.000	LIEE		* *	_	ФО 200	
Masonry: Brick	60% N Efflorescence, Location: Th Joint Mortar M Location: Th Vegetation Gra Location: No	Extent : Se proughout Miss/Erod, A proughout pwth, Exter	Extent : Severe nt : Severe, Are	, Area A ea Affecte	0% ffected : 30%	* *	5	\$8,300	
Metal Panel	30%			2050	:	* *	5-10	\$28,400	
Window Wall	10%			2050	:	* *	5	\$5,200	
Windows	0.557			• • • •			_	***	
Aluminum	98%			2046		* *	5	\$800	
Metal Louvers	2% N		\$500	2045		* *			
	Corrosion/Rus Location : Po Deteriorated F Location : Po	enthouse Inish, Exte							
Roof Modified Bitumen	100%	ļ +	\$31,400	2035		* *			
	Blisters, Exten Location : M Water Penetra Location : O	ain Roof tion, Exten		1rea Affe	ected : 10%				
Soffits	1000/			20.42		* *	-		
Stucco Cement	100%			2043		* *	5		
Interior									
Floors Carpet	70% 2 Staining/Disco Location : M	_		2029 e, Area Ą	\$105,1 ffected : 10%	00	3	\$11,400	
Cast in Place Concrete	5%			LIFE	:	* *	5	\$1,200	
Ceramic Tile	5%			2039		* *	5	\$500	
Vinyl Tile	20%			2035		* *	3	\$800	
Interior Walls									
Ceramic Tile	5%			2039		* *	5	\$800	
Concrete Masonry Unit	95%			LIFE		* *	5	\$6,000	
Ceilings								•	
AcousTileConcealSpLn	25%			2035		* *	5	\$3,400	
AcousTileSusp.Lay-In	70%	! +	\$3,300	2035		* *	5	\$3,800	
	Water Penetra Location : Re		t : Moderate, 2 eens Reading 2		ected : 10%				
Exposed Struc: Steel	5%			LIFE	:	* *			
Site Pavements	<u> </u>								
Public Sidewalk									

Maintenance \$ are aggregated over a ten-year period. Site 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	Curre	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements On-Site Walkways							
Cast in Place Concrete	100%		2043	* *			

Electrical	Current Repair	rent Repair Future Replacement		M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2030	\$1,600	5	\$200	
	Other Observation, Extent : Light, Area	Affected :	: 100%			
	Location: Electrical Room					
	Explanation: One 400 Ampere Main	Disconnec	t Switch			
Switchgear / Switchboard	1000/	• • • • •	** * * * *	_	**	
Molded Case Bkrs	100%	2030	\$35,000	5	\$200	
Raceway			***			
Conduit	90%	2030	\$30,600	1		
Conduit	10%	2050	* *	1		
Panelboards						
Fused Disc Sw	5%	2029	\$800	5		
Molded Case Bkrs	80%	2029	\$13,000	5	\$200	
Molded Case Bkrs	15%	2046	* *	5		
Wiring						
Thermoplastic	85%	2030	\$25,500	1		
Thermoplastic	15%	2050	* *	1		
Motor Controllers						
Locally Mounted	100%	2028	\$16,400	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting					*	
Fluorescent	100%	2025	\$78,700	10	\$6,700	
	T-12 Lamps And Fixtures, Extent: Ligh	it, Area Afj	fected : 100%			
	Location: Throughout The Building					
Egress Lighting					****	
Emergency, Battery	45%	2035	* *	10	\$800	
Exit, Service	55%	2035	* *	1		
Exterior Lighting						
HID	100%	2025	\$29,700	10		
Alarm						
Security System	700/					
No Component	70%		n= 4		40.55	
Generic	30%	2025	\$7,100	1	\$800	
	Other Observation, Extent : Light, Area	Affected .	: 100%			
	Location: Throughout The Building	~				
	Explanation : Intrusion Alarm Only, A	Aotion Sen	isors			

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

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

QUEENS PUBLIC LIBRARY - 039 REGO PARK BRANCH LIBRARY

Asset #: 13308

Electrical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm							
Fire/Smoke Detection							
No Component	70%						
Generic, Digital	30%		2035	* *	1-3	\$1,300	

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2040	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2028	\$56,800	1	\$3,600	
	Other Observation, Extent: L	ight, Area Affected :	100%			
	Location : Boiler Room					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2038	* *	4	\$500	
Terminal Devices						
Air Handler	70%	2030	\$72,500	1	\$3,100	
Convector/Radiator	30%	2028	\$11,800	1	\$700	
Air Conditioning						
Energy Source						
Electricity	100%	2038	* *	1		
Conversion Equipment						
Ext Pkg Unit -	90%	2035	* *	2	\$400	
Heating/Cooling						
	R-22 Refrigerant, Extent : Lig	ht, Area Affected : 90	0%			
	Location: 1 Unit On Roof					
Split Unit	10%	2035	* *			
-	Other Observation, Extent : L	ight, Area Affected :	100%			
	Location : Roof					
	Explanation: 1 Unit. R-410a	a				
Terminal Devices						
Fan Coil - 2 Pipe	10%	2035	* *	1	\$200	
No Component	90%					
Heat Rejection						
Dry Cooler	10%	2035	* *	2	\$500	
No Component	90%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,000	
Exhaust Fans					-	
Interior	50%	2030	\$13,100	2	\$100	
Roof	50%	2035	* *	2	\$100	
Plumbing						

Plumbing

Maintenance \$ are aggregated over a ten-year period. Site 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	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost es)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
Water Heater							
Gas Fired	100%		2029	\$4,500	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : RICHMOND HILL BRANCH LIBRARY

Address : 118-14 HILLSIDE AVE.

Borough : QUEENS Agency's Number : RI

Area Sq Ft : 13,193 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 10-Jan-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1, Mez

Block : 9264 Lot : 56 BIN : 4193458

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$464,200	
Interior Architecture	\$163,800	
Electrical		\$183,100
Mechanical		\$260,900
Site Enclosure	\$324,600	
Total	\$952,700	\$443,900
Importance Code A	\$464,200	\$86,600
Importance Code B	\$163,800	\$357,300
Importance Code C	\$324,600	
Total	\$952,700	\$443,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,000			
Interior Architecture	\$69,800		\$4,900	\$1,900
Electrical	\$16,400	\$900	\$900	\$1,300
Mechanical	\$6,300	\$1,900	\$2,900	\$1,900
Site Enclosure	\$29,800			
Site Pavements	\$7,400			
Total	\$148,700	\$2,800	\$8,700	\$5,000
Importance Code A	\$20,300	\$1,300	\$1,300	\$1,300
Importance Code B	\$56,700	\$1,500	\$7,400	\$3,700
Importance Code C	\$71,700			
Total	\$148,700	\$2,800	\$8,700	\$5,000



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

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

Asset #: 13309

chitecture	Current Repair		Futur	e Replacement	M		
stem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Location: Chimney Joint Mortar Miss/En Location: At Windo	Crown And Band od, Extent : Moder	rate, Ared	ı Affected : 10%	5	\$6,600	
Masonry: Brick	80% Now	\$177,100	LIFE	* *	5	\$13,500	1
naccing , Brion	Cracking/Crumbling, Location: Above A Vertical Cracks, Exte Location: Southeas Water Penetration, E Location: South Fo	Extent: Severe, A nd Below Crown M ent: Severe, Area A st Corner xtent: Severe, Are	rea Affec Iolding A Affected : a Affecte	t Dunnage 10%	J	\$15,500	•
Masonry: Limestone	10% Now Broken/Missing Elem Location: South For Cracking/Crumbling, Location: Through Joint Mortar Miss/En Location: All Faca Staining/Discoloring, Location: Crown M Vertical Cracks, Exte Location: Above A Water Penetration, E Location: South For	ncade At Main Buil Extent: Severe, A out Base rod, Extent: Severe des At Base, Door Extent: Severe, A Molding ent: Severe, Area A nd Below Basemen Extent: Light, Area	lding Bas rea Affec e, Area Aj Lintel In trea Affec Affected : at Windov Affected	e And Crown ted: 10% Gected: 10% Rear And Throug ted: 45% 5% At South Facade : 20%		\$1,300 wn	
Stucco Cement	5% Other Observation, E Location: South Fo Explanation: Stuce	acade At Base	2036 Affected	**	5	\$2,100	
Windows							
Aluminum	100% Now Air Infiltration, Exter Location: Through Caulking Deteriorate Location: Through Weather Strip Missin Location: Through Worn/Eroded, Extent Location: All Wina	out ed, Extent : Severe, out g, Extent : Severe, out : Severe, Area Aff	Area Aff Area Aff	ected : 40%	5	\$2,400	
Parapets							
Metal Rail No Component	10% 90%		2036	* *	5-10	\$6,000	

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

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

Asset #: 13309

Architecture	Current Repair		Future Replacement		М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Roof	200/ N	\$2,000	2050	* *			
Copper/Terne	30% Now Broken/Missing Elem	\$3,900 nents Extent : Seve	2059 re 4rea 4ff				
	Location: Leaf Gue		ге, лгеи луу	естей . 570			
	Recent Repair Evider		lrea Affected	d : 100%			
	Location : All Copp	-	55				
Modified Bitumen	70%		2036	* *	10	\$12,400	
	Other Observation, E		Affected: 1	00%			
	Location : Roof Rep						
	Explanation : All R	oofs					
Soffits Cost in Place Concrete	1000/ Now	\$2.200	LIEE	* *	5	¢1 900	
Cast in Place Concrete	100% Now Cracking/Crumbling,	\$2,200 Frient: Moderate	LIFE Area Affec		5	\$1,800	
	Location : Below St						
	Paint Peeling, Extent	-					
	Location : Below St						
nterior							
Floors	1.50/		2020	¢41.000	2	¢4.400	
Carpet Cast in Place Concrete	15% 5%		2030 LIFE	\$41,000 * *	3 5	\$4,400 \$4,300	
Ceramic Tile	5% Now	\$20,700	2046	* *	5 5	\$4,300 \$500	
Ceramic The	Cracking/Crumbling,	+ -)		! : 30%	3	\$500	
	Location : Public A						
	Poor Subfloor Evider	nt, Extent : Severe,	Area Affecto	ed : 100%			
	Location : Public A	nd Staff Bathroom.	S				
Vinyl Tile	70% Now	\$127,300	2041	* *	3	\$5,200	
	Cracking/Crumbling, Location: Basemen			ted : 40%			
	Uneven Substrate, Ex	tent : Severe, Area	Affected : I	10%			
	Location: East Ent						
Vinyl Tile 9" X 9"	5% 0-2	\$11,800	2041	* *	3	\$400	
	Cracking/Crumbling,		, Area Affec	ted : 100%			
	Location: Basemer	nt					

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

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

Asset #: 13309

Architecture	Current Repair Future Replacement			t Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Co	Ost Cycle (Yrs)	Estimated Cost	Priority	
Interior		•	•			
Interior Walls						
Ceramic Tile	3% 2-4 \$900 Cracking/Crumbling, Extent : Light, A Location : Public And Staff Bathroo	Area Affected : 10%	** 5	\$200		
Ceramic Tile	2% Now \$1,300 Adhesion Failure, Extent: Severe, Art Location: Basement Bathroom Broken/Missing Elements, Extent: Se Location: Basement Bathroom	ea Affected : 20%	** 5	\$100		
Gypsum Board	5% Now \$200 Water Penetration, Extent : Severe, A Location : Base Of Basement Foyer	rea Affected : 10%	** 5	\$300		
Gypsum Board	25%	LIFE *	* * 5-10	\$4,500		
Plaster	65% Now \$29,800 Cracking/Crumbling, Extent: Severe, Location: Basement Base And At W Water Penetration, Extent: Severe, A Location: Basement	Area Affected : 10% 'indow Openings	** 5	\$2,100		
Ceilings						
AcousTileSusp.Lay-In	35% Recent Installation, Extent : Light, Ar Location : First Floor	20 44	** 5	\$6,900		
Plaster	65% Now \$36,500 Cracking/Crumbling, Extent: Severe, Location: Basement Paint Peeling, Extent: Severe, Area A Location: Basement Water Penetration, Extent: Severe, A Location: Basement	Area Affected : 20% Affected : 15%	* 5	\$8,000		
Site Enclosure						
Fence/Gates Aluminum Rail	15% Now \$300 Broken/Missing Elements, Extent : Se Location : Front Stair Railing	2030	** 5	\$3,100		
Iron Picket	85% Now \$28,900 Corrosion/Rusting, Extent: Severe, A Location: Throughout Deteriorated Finish, Extent: Severe, A Location: Base Connection Throughout Impact Damage, Extent: Severe, Area Location: North East Corner At Hil	rea Affected : 30% Area Affected : 5% hout a Affected : 5%	* *			

Maintenance \$ are aggregated over a ten-year period. Site 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 Replacemen		e Replacement	t N				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Co	st Cycle (Yrs)	Estimated Cost	Priority	
Site Enclosure									
Free Standing Walls	1000/	3.7	#224 600	2061	ىك	*			
Masonry: Brick	100%		\$324,600	2061	·	*			
		_	ents, Extent : Seve er Property Wall	re, Area	Affectea : 5%				
				rea Affei	eted · 20%				
	_	king/Crumbling, Extent : Severe, Area Affected : 20% cation : Perimeter Property Wall							
			od, Extent : Severe	Area A	ffected · 50%				
			er Property Wall	, 11, 00, 12	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
			xtent : Severe, Are	a Affecte	ed : 15%				
			r Property Wall	55					
	Explana	tion : South	west Walls Are Til	ting					
Retaining Walls									
Cast in Place Concrete		Now	\$700	2066		*			
		_	ents, Extent : Seve	re, Area	Affected : 5%				
		ı : Drivewa	-						
	_	_	Extent : Severe, A						
		-	Basement, Retaini	-					
			, Extent : Severe, A		ected : 20%				
			try Ramp At Cheel ere, Area Affected						
			ere, Area Affectea etry Ramp At Cheel						
Site Pavements	Locuitor	i . Troni En	ary Kump Ai Cheer	r rr uns					
Public Sidewalk									
Cast in Place Concrete	100%			2044	*	*			
On-Site Walkways									
Cast in Place Concrete	100%	0-2	\$6,200	2036	*	*			
	Cracking/	Crumbling,	Extent : Moderate	, Area Ą	ffected : 10%				
	Location	: Through	out						
Parking/Driveway									
Cast in Place Concrete	100%		\$1,200	2036		*			
	_	_	Extent : Moderate	, Area A	ffected : 5%				
	Location	ı : Towards	Building						

lectrical	Current Repair	Future	Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2031	\$1,600	5	\$300	
	Other Observation, Extent: Light, A	rea Affected	: 100%			
	Location : Electrical Room					
	Explanation: Main Service Discor	nnect Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	\$35,000	5	\$300	
Raceway						
Conduit	100%	2031	\$34,000	1		

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

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

Asset #: 13309

Electrical		Current Repair Future Replacement Maintenance		Current Repair Future Replacement Maintenance		Future Replacement		Future Replacement Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts										
Panelboards										
Fused Disc Sw	5%			2030	\$800	5				
Molded Case Bkrs	95%			2030	\$15,400	5	\$300			
Wiring Braided Cloth		_	\$15,000 ent : Moderate, Are out The Building	2056 a Affecte	* * ed : 100%	1				
Thermoplastic	50%	: Inrougn	oui The building	2031	\$15,000	1				
Ground	2070				\$10,000					
Grounding Devices Generic	100%			LIFE	* *	5	\$400			
ighting										
Interior Lighting LED	100%			2039	* *					
Egress Lighting										
Emergency, Battery	50%			2039	* *	10	\$1,600			
Exit, Service	50%			2039	* *	1				
Exterior Lighting HID No Component	20% 80%			2039	* *	10				
Alarm										
Security System No Component	70% 30%			2020	* *	1	¢1.500			
Generic	Other Obs Location	: Reading	Extent : Light, Area Areas V Surveillance Can	-		1	\$1,500			
Fire/Smoke Detection	SS.									
Generic, Analog	Location	: Through	Extent : Light, Area out The Building e Detectors And Al	-		1-3	\$8,400			

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
Energy Source						
Natural Gas	100%	2041	* *	1		
Conversion Equipment						
Steam Boiler	100%	2029	\$86,600	1	\$13,100	
	Other Observation, Extent: Moderate	, Area Affec	ted : 100%			
	Location: Basement					
	Explanation: One Unit					
Distribution						
Steam Piping/Pump	100%	2031	\$59,200			

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

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

Asset #: 13309

Mechanical	Current Repair Future Replacement		e Replacement	Maintenance			
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Terminal Devices							
Convector/Radiator	100%	2029	\$71,700	1	\$4,300		
Air Conditioning							
Energy Source							
Electricity	100%	2039	* *	1			
Conversion Equipment Exterior Pkg Unit - Cooling	40%	2026	\$43,400	2	\$300		
	R-22 Refrigerant, Extent :	Light, Area Affected :	100%				
	Location : Roof						
Exterior Pkg Unit - Cooling	60%	2039	* *	2	\$500		
8	Other Observation, Extent	: Light, Area Affected	: 100%				
	Location : Roof						
	Explanation: R-410a						
Ventilation							
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,600		
Exhaust Fans							
Roof	50%	2026	\$11,100	2	\$200		
Roof	50%	2039	* *	2	\$200		
Plumbing							
H/C Water Piping							
Brass/Copper	100%	2041	* *	1			
Water Heater							
Gas Fired	100%	2026	\$8,200	2	\$200		
Sanitary Piping	1000/	· ·					
Cast Iron	100%	LIFE	* *	1			
Storm Drain Piping	1000/						
Cast Iron	100%	LIFE	* *	1			
Sump Pump(s) Non-Submersible	100%	2026	\$2,000	4	\$400		
Fixtures Generic	100%		*				
Generic	100/0						

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

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : RIDGEWOOD BRANCH LIBRARY
Address : 20-12 MADISON ST. @ FAIRVIEW AVE

Borough : QUEENS Agency's Number : RW

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$185,500	
Mechanical		\$39,200
Total	\$185,500	\$39,200
Importance Code A	\$185,500	
Importance Code B		\$39,200
Total	\$185,500	\$39,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$2,900	
Interior Architecture	\$2,300	\$4,100	\$1,400	
Electrical	\$900	\$15,400	\$1,300	\$900
Mechanical	\$2,000	\$1,800	\$3,200	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$9,100	\$25,200	\$12,700	\$6,700
Importance Code A	\$1,000	\$1,000	\$3,900	\$1,000
Importance Code B	\$8,000	\$24,200	\$8,800	\$5,700
Importance Code C	\$100			
Total	\$9,100	\$25,200	\$12,700	\$6,700



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

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

Asset #: 13310

Architecture	Currer	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Cast Stone/Terra Cotta	20% Now Joint Mortar Miss/ Location : Throu	\$68,600 Erod, Extent : Moderghout	LIFE ate, Area	* * n Affected : 25%	5	\$34,900	
Masonry: Brick	80% Now Joint Mortar Miss/ Location : Throu	\$116,900 /Erod, Extent : Moder ghout	LIFE cate, Area	* * n Affected : 50%	5	\$17,900	
Windows							
Aluminum	100%		2044	* *	5	\$5,800	
Parapets Cast Stone/Terra Cotta	10% Recent Repair Evid Location : Copin	dent, Extent : Light, A g	LIFE Irea Affec	* * cted : 20%	5	\$6,000	
Masonry: Brick	90% Recent Repair Evid Location: Throu	dent, Extent : Light, A	LIFE Irea Affed	* * cted : 25%	5	\$7,000	
Roof							
Modified Bitumen	100%		2036	* *	10	\$17,900	
Interior							
Floors							
Carpet	10%		2029	\$28,400	3	\$3,100	
Ceramic Tile	35%		2041	* *	5	\$7,200	
Vinyl Tile	55%		2036	* *	3	\$4,200	
Interior Walls	20/		2025	* *	_	#200	
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 AcousTileSusp.Lay-In	30% 60% 4+	\$2,200	2033 2045	* *	5 5	\$6,200 \$6,200	
	Staining/Discoloring Location: 2nd F	ng, Extent : Severe, A loor	rea Affec	eted : 2%			
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	* *			_

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

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

Asset #: 13310

Electrical	Cal Current Repair Fo		Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	90%		2048	**	5	\$100	
		ervation, Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrical Room					
		ion : One 800 Amperes					
Fused Disc Sw	10%		2048	**	5		
		ervation, Extent : Moderate, A	Area Affe	ected : 100%			
		: Electrical Room	_				
	Explanat	ion : One 200 Amperes Main	Disconn	ect Switch			
Switchgear / Switchboard	1000/		20.40	* *	~	# 400	
Molded Case Bkrs	100%		2048	~ ~	5	\$400	
Raceway	1000/		20.40	* *	1		
Conduit	100%		2048		1		
Panelboards	5%		2044	* *	-		
Fused Disc Sw Molded Case Bkrs				**	5	\$300	
	95%		2044		5	\$300	
Wiring	100%		2048	* *	1		
Thermoplastic	100%		2048		1		
Motor Controllers Locally Mounted	100%		2041	* *	5	\$100	
· · · · · · · · · · · · · · · · · · ·	10070		2041		3	\$100	
Grounding Devices							
Generic Generic	100%		LIFE	* *	5	\$200	
Lighting	10070		LII L			Ψ200	
Interior Lighting							
Fluorescent	70%		2033	* *	10	\$8,800	
11001000110		And Fixtures, Extent : Mode		a Affected : 100%	10	Ψο,σσσ	
	-	: Throughout The Building		00			
Fluorescent	10%		2033	* *	10	\$1,300	
Tuorescent		ervation, Extent : Moderate, A		ected · 100%	10	Ψ1,500	
		: Throughout The Building	11 00 11990	. 10070			
		ion : Compact Fluorescent L	ohtino				
Fluorescent	20%		2033	* *	10	\$2,500	
Tuorescent		And Fixtures, Extent : Mode		a Affected · 100%	10	\$2,500	
	_	: Throughout The Building	тине, 111 е	a Hyperica : 10070			
Egress Lighting		The Danielle					
Emergency, Battery	50%		2033	* *	10	\$1,700	
Exit, LED	45%		2056	* *	10	\$1,700	
Exit, Service	5%		2033	* *	1		
Exterior Lighting	370		2000		1		
HID	100%		2033	* *	10		
Alarm	10070		2000		10		

Alarm

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

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

Asset #: 13310

Electrical	Current Repair	Future Replacement	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Alarm				·	
Security System					
No Component	30%				
Generic	70%	2033 **	1	\$3,600	
	Other Observation, Extent: Moderate,	Area Affected : 100%			
	Location: Throughout The Building				
	Explanation: CCTV Surveillance Case	meras			
Fire/Smoke Detection					
No Component	30%				
Generic, Digital	70%	2033 **	1-3	\$5,900	

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2048	* *	1		
Conversion Equipment						
Furnace	50%	2033	* *	1	\$3,400	
	Other Observation, Extent : Location : Roof	Light, Area Affected	: 50%			
	Explanation: 3 Rooftop F	ackage Units				
Steam Boiler	50%	2041	* *	1	\$6,800	
	Other Observation, Extent .	Light, Area Affected	: 100%			
	Location : Basement Boile	er Room				
	Explanation: 1 Unit					
Distribution						
Central Plant Steam	50%	2048	* *	4	\$300	
Piping/Pmp						
No Component	50%					
Terminal Devices						
Air Handler	20%	2028	\$39,200	1	\$1,700	
Convector/Radiator	30%	2041	* *	1	\$1,300	
No Component	50%					
Air Conditioning						
Energy Source						
Electricity	100%	2044	* *	1		

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

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

Asset #: 13310

Mechanical	Current Repair	Future Re	Future Replacement		ure Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Air Conditioning									
Conversion Equipment	/								
Reciprocating Compr/Chiller	20%	2028	\$23,700	1	\$1,300				
Compi/Cimei	Other Observation, Extent : Light,	Area Affected : 200	%						
	Location: Roof	mea nyeetea . 20%	, 0						
	Explanation : Refrigerant: R-22								
Ext Pkg Unit -	80%	2033	* *	2	\$700				
Heating/Cooling	0070	2033		~	Ψ700				
8 8	Other Observation, Extent : Light,	Area Affected: 809	%						
	Location: Roof								
	Explanation: 3 Package Units. I	R-410a Refrigerant							
Terminal Devices									
Air Handler/Dir	20%	2028	\$31,200	1					
Expansion	000/								
No Component	80%								
Heat Rejection Dry Cooler	20%	2028	\$15.200	2	\$1,000				
No Component	80%	2028	\$15,200	2	\$1,900				
Ventilation Ventilation	8070								
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	1000/	• • • • • • • • • • • • • • • • • • • •	40.500		4.00				
Gas Fired	100%	2026	\$8,500	2	\$200				
Sanitary Piping	1000/	LIEE	* *	1					
Cast Iron	100%	LIFE		1					
Storm Drain Piping Cast Iron	100%	LIFE	* *	1					
Sump Pump(s)	10070	LIFE		1					
Non-Submersible	100%	2033	* *	4	\$300				
Backflow Preventer	10070	2033		•	Ψ300				
Generic	100%	2033	* *	1	\$800				
Fixtures					<u>·</u>				
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%	LIFE	* *						
	Other Observation, Extent: Light,		0%						
	Location: Basement To 2nd Flor	or							
	Explanation : One Unit								

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : ROCHDALE VILLAGE BRANCH LIBRARY

Address : 169-09 137TH AVE.

Borough : QUEENS Agency's Number : RO

Area Sq Ft : 10,097 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 28-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 12495 Lot : 175 BIN : 4270057

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$123,300	
Interior Architecture	\$54,000	
Mechanical		\$265,000
Total	\$177,200	\$265,000
Importance Code A	\$123,300	
Importance Code B		\$265,000
Importance Code C	\$54,000	
Total	\$177,200	\$265,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$71,300	_	\$800	
Interior Architecture	\$35,900		\$4,900	\$600
Electrical	\$16,400	\$900	\$1,200	\$1,000
Mechanical	\$9,800	\$2,200	\$5,800	\$2,200
Site Enclosure	\$14,200			
Site Pavements	\$4,100			
Total	\$151,600	\$3,100	\$12,700	\$3,800
Importance Code A	\$71,800	\$500	\$1,300	\$500
Importance Code B	\$55,300	\$2,600	\$11,400	\$3,100
Importance Code C	\$24,600			\$300
Total	\$151,600	\$3,100	\$12,700	\$3,800



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

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

Asset #: 13311

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Masonry: Brick	80%		\$69,000	LIFE	* *	5	\$13,900	
			ere, Area Affected	: 5%				
	Location:			1.00	100/			
			nt : Severe, Area A			,		
		Northwes	st Corner, Nortnea		le And Southeast Fo			
Weathering Steel	10%			LIFE	* *	1		
Window Wall		Now	\$54,300	2061	**	5	\$2,000	
		_	ents, Extent : Seve		Affected: 5%			
			ade Window Wall		1000/			
	-		d, Extent : Modera out Interior And Ex		Affected: 100%			
		0			1. 1000/			
	Location :		xtent : Light, Area	Ајјестеа	: 100%			
		_	nally Inefficient					
W: 1 W-11		m . Inern	нину тејјистет	2051	* *		\$2.600	
Window Wall Windows	4%			2031		5	\$2,600	
Aluminum	88%			2039	* *	5	\$1,200	
Alummum		vation F	xtent : Light, Area			3	\$1,200	
	Location:			11,500000	. 10070			
		_	nally Inefficient					
Aluminum	10%		7 33	2047	* *	5	\$100	
Metal Louvers	2%			2034	* *	10	\$200	
Parapets							4-00	
Cast in Place Concrete	12%			LIFE	* *	5	\$1,800	
Weathering Steel	3%			LIFE	* *	1		
No Component	85%							
Roof								
IRMA/Protected	15%	Now	\$16,500	2036	* *			
Membrane								
			Extent : Severe, Are					
			eter Of Parapet, Si					
			xtent : Severe, Are	a Affecte	d : 15%			
			oint And Hatch					
Modified Bitumen	75%	0-2	\$35,000	2036	* *			
	0		derate, Area Affect					
		Main Ro	of At Flat Areas Al	_				
Skylight, Metal/Glass	10%			2051	* *	10	\$10,600	
Soffits								
Aluminum Sunshades	10%	0.0	010.00	2040	* *	10	\$2,100	
Cast in Place Concrete	90%	0-2	\$18,900	LIFE	* *	5	\$15,500	
			: Moderate, Area A	Affected	: 25%			
	Location:	Last Fac	aaes					

Interior

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

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

Asset #: 13311

Architecture	Current Repair		Futur	e Replacement	Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior									
Floors	65%			2030	¢125 900	2	¢14.700		
Carpet Cast in Place Concrete	10%	4+	\$900	LIFE	\$135,800 * *	3 5	\$14,700 \$3,300		
Cast III I face Concrete	Paint Peel	=	: Moderate, Area		: 15%	3	\$3,300		
Ceramic Tile	5%	0-2	\$800	2040	* *	5	\$400		
		Uneven Substrate, Extent: Moderate, Area Affected: 5% Location: Public Bathroom							
Vinyl Tile	20%	Now	\$2,800	2036	* *	3	\$1,100		
	Loose Uni Location		Severe, Area Affec	eted : 5%	, ,				
		-	ent : Severe, Area A	Affected :	20%				
	Location	: Lobby							
Interior Walls									
Ceramic Tile	3%			2040	* *	5	\$500		
Concrete Masonry Unit	65%	Now	\$54,000	LIFE	* *	5	\$4,500		
	Cracking/	Crumbling,	Extent: Severe, A	rea Affe	cted : 1%				
	Location	: Meeting	Room At Northwes	st Corner	· At Pipe Penetrati	on			
	Diagonal Cracks, Extent : Severe, Area Affected : 10%								
	Location : Staff Lounge, Meeting Room, Office At North Facade								
	Horizonta	l Cracks, E	xtent : Severe, Are	a Affecte	d: 3%				
	Location	: Staff Lou	inge						
Glass: Single Pane	5%			LIFE	* *	5	\$1,300		
Gypsum Board	25%			LIFE	* *	5-10	\$7,300		
Masonry: Brick	2%	4+	\$900	LIFE	* *				
	_	_	Extent : Moderate ade Brick At Wind	•					

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

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

Asset #: 13311

Architecture	Current Repair		Future	Replacement	M		
System Component Type	% of Fail Dat Total (Years)	te Estimated Cost	Year l FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings	(50/ N	¢17.200	2044	* *	-	¢ (100	
AcousTileConcealSpLn	Misaligned/Bulging Location: Main L Patching Evident, E Location: Main L	Extent : Moderate, A Library Space g, Extent : Moderate	rea Affecte	d : 10% d : 15%	5	\$6,100	
Exposed Concrete	10% 4+	\$2,600	LIFE	* *	5	\$200	
Emposed Convicte	Cracking/Crumbling Location: New W	g, Extent : Light, Ar ing Extent : Light, Area	ea Affectea		J	\$250	
Exposed Concrete	3%		LIFE	* *	5-10	\$600	
Exposed Struc: Wood	20%		LIFE	* *	10	\$4,500	
Gypsum Board	2% Now	\$300	LIFE	* *	5	\$400	
	Location : New W	Extent : Severe, Are					
Site Enclosure							
Fence/Gates Chain Link	75% Now Corrosion/Rusting, Location: 137th 2	\$14,200 Extent : Severe, Are Avenue	2041 a Affected	* * : 75%			
Iron Picket	25%		2051	* *			
Free Standing Walls							
Cast in Place Concrete	100%		2066	* *			
Site Pavements Public Sidewalk							
Cast in Place Concrete	100%		2036	* *			
On-Site Walkways		*					
Asphalt	Location: Next To Other Observation, Location: 137th		enue				
	Explanation : Asp	halt Pavers					
Cast in Place Concrete	15%		2044	* *			
Parking/DrivewayAsphalt	100%		2040	* *			

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

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

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

Asset #: 13311

Electrical	Current Repair	Future	Replacement	М		
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2051	* *	5		
	Other Observation, Extent : Light, Ar	rea Affected :	100%			
	Location: Electrical Room					
	Explanation: Main Service Discon	nect Switch R	ated At 400 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2051	* *	5	\$300	
Raceway						
Conduit	70%	2031	\$23,800	1		
Conduit	30%	2051	* *	1		
Panelboards						
Molded Case Bkrs	50%	2030	\$8,100	5	\$100	
Molded Case Bkrs	50%	2047	* *	5	\$100	
Wiring					*	
Braided Cloth	50% 2-4 \$15,000	2056	* *	1		
Braraca Crear	Insulation Aged, Extent: Moderate, A		: 100%	•		
	Location: Reading Areas	1. 00 11/100000	. 100/0			
Thermoplastic	50%	2051	* *	1		
Motor Controllers						
Locally Mounted	100%	2029	\$32,700	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
Lighting						
Interior Lighting						
Fluorescent	28%	2036	* *	10	\$2,600	
	Other Observation, Extent : Light, Ar	rea Affected :	100%			
	Location : Adult Learning Center					
	Explanation: T-5 Lamps					
Fluorescent	2%	2036	* *	10	\$200	
Tuorescent	Other Observation, Extent : Light, Ar		100%	10	Ψ200	
	Location: Reading Areas		100/0			
	Explanation: Compact Fluorescent	t Lights				
LED	70%		* *			
LED		2036				
	Other Observation, Extent : Light, An	rea Affectea :	100%			
	Location: Reading Areas					
D 1112	Explanation : LED Lights					
Egress Lighting	500/	2026	* *	1.0	#1 20 2	
Emergency, Battery	50%	2036	* *	10	\$1,200	
Exit, LED	25%	2059		1		
Exit, Service	25%	2036	* *	1		

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

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

Asset #: 13311

Electrical	Current Repair	Future R	eplacement	M	aintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
Fluorescent	20%	2026	\$7,000	10	\$200			
	Other Observation, Extent : Light, A	rea Affected : 1	00%					
	Location : Outside Perimeter							
	Explanation: Compact Fluorescen	nt Lights						
Incandescent	10%	2031	\$3,500	2				
No Component	70%							
Alarm								
Security System								
Generic	100%	2036	* *	1	\$3,800			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout The Buildin	ıg						
	Explanation: Intrusion Alarm Onl	y. Motion Senso	ors					
Fire/Smoke Detection								
Generic, Analog	100%	2036	* *	1-3	\$6,200			
	Other Observation, Extent : Light, A	rea Affected : 1	00%					
	Location : Throughout The Building							
	Explanation: Strobe Lights, Manu	_	Alarm Bells, S	moke De	tectors And Horns			

Mechanical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cor Total (Years)	st Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating							
Energy Source							
Natural Gas	100%	2051	* *	1			
Conversion Equipment							
Hot Water Boiler	100%	2044	* *	1	\$5,000		
	Other Observation, Extent : Light, Ar	rea Affected :	100%				
	Location: 1st Floor						
	Explanation: 1 Unit						
Distribution							
Hot Wtr Piping/Pump	100% 0-2 \$800	0 2039	* *	4	\$500		
1 2 1	Broken, Extent : Moderate, Area Affected : 50%						
	Location: 1st Floor Boiler Room						
	Corroded, Extent : Moderate, Area A	Iffected : 5%					
	Location : Control Valve Behind Th						
Terminal Devices							
Air Handler	100%	2031	\$144,100	1	\$6,200		
Air Conditioning							
Energy Source							
Electricity	100%	2039	* *	1			

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

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

Asset #: 13311

Mechanical	Current Repair		Futur	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	60%			2026	\$52,200	1	\$2,800	
	-	-	tent : Light, Area A r Equipment Room	ffected :	100%			
Split Unit	Location			2039 Affected	**			
Distribution	<u> </u>							
Ductwork/Diffusers	80%			LIFE	* *	2	\$13,100	
No Component	20%							
Terminal Devices Air Handler/Dir Expansion	60%			2031	\$68,700	1		
Fan Coil - 2 Pipe	40%			2039	* *	1	\$1,300	
Heat Rejection	7070			2037		1	\$1,500	
Air Cooled Condenser Unit	40%			2039	* *	2	\$2,800	
Dry Cooler	60%			2026	\$33,400	2	\$4,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,900	
Exhaust Fans						_		
Interior	80%	0.2	Φ 7 00	2031	\$29,200	2	\$200	
Roof	20% Not in Ser Location	vice, Exten	\$700 t : Moderate, Area	2031 Affected	\$3,400	2		
Plumbing								
H/C Water Piping Brass/Copper	100%			2041	* *	1		
Water Heater Gas Fired	Location			2029 Affected	\$6,200 7:100%	2	\$100	
Sanitary Piping	Блрійни	on . 50 OC	MI OILS					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100/0			<u> </u>				
Cast Iron	100%			LIFE	* *	1		
Fixtures				-				-
Generic	100%							

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : SAINT ALBANS BRANCH LIBRARY

Address : 191-05 LINDEN BLVD.

Borough : QUEENS Agency's Number : 53

Area Sq Ft : 7,062 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 03-Jan-2019 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 11062 Lot : 24 BIN : 4238275

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$35,000
Total		\$35,000
Importance Code B		\$35,000
Total		\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$34,900			\$3,800
Interior Architecture	\$3,700	\$6,900	\$600	\$3,700
Electrical	\$27,600	\$700	\$700	\$9,700
Mechanical	\$500	\$1,100	\$1,000	\$1,100
Total	\$66,700	\$8,700	\$2,200	\$18,300
Importance Code A	\$34,900	\$700		\$4,400
Importance Code B	\$31,800	\$8,000	\$1,700	\$13,800
Importance Code C		·	\$600	
Total	\$66,700	\$8,700	\$2,200	\$18,300



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

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

QUEENS PUBLIC LIBRARY - 039 SAINT ALBANS BRANCH LIBRARY

Asset #: 13312

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	4+	\$34,900	LIFE	* *	5	\$10,700	
			od, Extent : Severe des And Below Wir					
Metal Panel	5%			2050	* *	5-10	\$4,600	
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,200	
Window Wall	10%			2050	* *	5	\$5,000	
Windows								
Aluminum	100%			2046	* *	5	\$1,700	
Roof								
Under Construction	100%							
Soffits								
Pre-Cast Concrete	100%			LIFE	* *	5		
nterior								
Floors								
Carpet	70%			2031	\$102,300	3	\$14,800	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
Mosaic Tile	5%			2043	* *	5	\$1,300	
Vinyl Tile	20%			2038	* *	3	\$800	
Interior Walls								
Ceramic Tile	5%			2039	* *	5	\$1,100	
Concrete Masonry Unit	75%			LIFE	* *	5	\$6,700	
Gypsum Board	20%			LIFE	* *	5	\$2,700	
Ceilings								
AcousTileConcealSpLn	90%			2043	* *	5	\$11,900	
-	Recent Re	place Evide	ent, Extent : Light,	Area Aff	ected : 100%			
	Location	: Through	out					
Gypsum Board	10%			LIFE	* *	5	\$1,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2043	* *			

Electrical	Current Repair	Future R	eplacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2050	* *	5		
	Other Observation, Extent : Light, Area	Affected: 1	00%			
	Location : Electrical Room					
	Explanation: Main Service Disconnec	t Switch Rat	ted At 400 Ampe	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2030	\$35,000	5	\$200	

Maintenance \$ are aggregated over a ten-year period. Site 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 Repla			re Replacement	cement Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Raceway							
Conduit	90%		2030	\$30,600	1		
Conduit	10%		2050	* *	1		
Panelboards							
Molded Case Bkrs	90%		2029	\$14,600	5	\$200	
Molded Case Bkrs	10%		2046	* *	5		
Wiring	222/ 2.4	ф а , 000	2055	ate ate			
Braided Cloth	90% 2-4	\$27,000	2055	**	1		
	Insulation Aged, Extent: Moderate, Area Affected: 100%						
		ghout The Building					
Thermoplastic	10%		2050	* *	1		
Motor Controllers	4000		• • • •				
Variable Frequency	100%		2043	* *			
<u>Drive</u>							
Ground							
Grounding Devices	1000/		LIEE	* *	_	¢100	
Generic	100%		LIFE		5	\$100	
ighting							
Interior Lighting Fluorescent	5%		2035	* *	10	\$300	
Fluorescent		ent Light, Extent : Lig			10	\$300	
	Location : Lobby	m Bigm, Briem . Big	,111, 211 Cu	11)) ceieu : 10070			
LED	95%		2038	* *			
Egress Lighting	9370		2036				
Egress Lighting Emergency, Battery	50%		2030	\$5,200	10	\$900	
Exit, Service	50%		2030	\$5,200	10	\$900	
Exterior Lighting	3070		2030	\$300	1		
HID	30%		2025	\$8,700	10		
No Component	70%		2023	ψο,700	10		
Alarm	7070						
Security System							
No Component	30%						
Generic	70%		2035	* *	1	\$1,900	
	Other Observation, Extent : Light, Area Affected : 100%						
	Location: Readir	ng Areas And Front C	Of The Bi	uilding			
	Explanation: CC	TV Surveillance Can	ieras				
Fire/Smoke Detection							
Generic, Digital	100%		2035	* *	1-3	\$4,400	
-	Other Observation,	Extent : Light, Area	Affectea	l : 100%			
		ghout The Building					
	Explanation : Ala	ırm Bells, Manual Pu	ll Station	ns, Smoke Detector	s, Strobe	Lights And Horns	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039 SAINT ALBANS BRANCH LIBRARY

Asset #: 13312

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2050	* *	1		
Conversion Equipment							
Radiant Heater	100%		2035	**	2	\$3,300	
		, Extent : Light, Area		: 100%			
		nent Mechanical Room		10 01	26.41. 11	77	
	Explanation: 4 (Gas Fired Hot Water I	Heaters I	Mounted On Side ()f Air Ha	indler	
Terminal Devices	1000/		2025	* *	1	¢4.400	
Air Handler	100%		2035		1	\$4,400	
Air Conditioning							
Energy Source Electricity	100%		2046	* *	1		
Conversion Equipment	10070		2040		1		
Not Accessible	100%						
Not Accessible		, Extent : Light, Area	Affected	. 0%			
	Location: Roof	, Extent . Light, Area	Ајјестеи	. 070			
		ot Accessible To The R	Poof Due	To Construction I	n Progre	e e	
Distribution	Ехрининон . 110	n riccessione to the N	tooj Duc	10 Construction II	i i rogre.		
Not Accessible	100%						
Terminal Devices	10070						
Air Handler/Dir	100%		2035	* *	1		
Expansion	10070		2033				
Heat Rejection							
Not Accessible	100%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,900	
Exhaust Fans							
Interior	50%		2035	* *	2	\$100	
Not Accessible	50%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2050	* *	1		
Water Heater							
Gas Fired	100%		2028	\$4,400	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : SEASIDE BRANCH LIBRARY
Address : 116-15 ROCKAWAY BEACH BLVD.

Borough : QUEENS Agency's Number : SE

Area Sq Ft : 7,260 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 13-Feb-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 16226 Lot : 1 BIN : 4304786

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$112,200
Total		\$112,200
Importance Code B		\$112,200
Total		\$112.200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,000			
Interior Architecture	\$11,700	\$4,900	\$4,200	\$300
Electrical	\$800	\$700	\$800	\$800
Mechanical	\$5,000	\$1,800	\$3,200	\$1,600
Site Enclosure	\$1,000			
Site Pavements	\$1,900			
Total	\$43,400	\$7,400	\$8,200	\$2,600
Importance Code A	\$23,400	\$400	\$400	\$400
Importance Code B	\$14,300	\$7,000	\$7,700	\$2,300
Importance Code C	\$5,700		\$100	
Total	\$43,400	\$7,400	\$8,200	\$2,600



Maintenance \$ are aggregated over a ten-year period. Site 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			Futur	e Replacement	M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Cast in Place Concrete	Location	: Panel O	\$2,200 : Moderate, Area ver Window At Fro ent : Light, Area A	ont Facad	le	5	\$8,900		
					nd Base Perimeter				
Concrete Masonry Unit	Vegetation Location	: Below F	\$16,600 Extent : Moderate, ront Facade Windo	ow Sill		5	\$9,500		
		Other Observation, Extent : Light, Area Affected : 100% Location : All Exterior Facades							
	Explanati	on : Split	Face Exposed Agg	regate C	oncrete Masonry B	Block			
Window Wall	5%			2041	* *	5	\$3,300		
Parapets									
Concrete Masonry Unit	Other Obse		xtent : Light, Area Facing Parapet	LIFE Affected	**	5-10	\$5,300		
				regate C	oncrete Masonry B	Block			
Metal Panel No Component	50% 10%			2041	* *	5	\$4,700		
Roof Modified Bitumen	100%			2036	* *	10	\$21,700		
nterior									
Floors									
Carpet	70%	3.7	#2.4 00	2030	\$105,200 * *	3	\$11,400		
Cast in Place Concrete	Loose/Dela Location Other Obse	: Mechani	xtent : Severe, Are		cted : 5%	5	\$1,200		
			rs Are Exposed On	Floor					
Ceramic Tile	5%	on . Reou	з пе впрозей Оп	2034	* *	5	\$500		
Vinyl Tile	20% Worn/Erod		\$4,000 : Light, Area Affe ice And Break Roo	2031 cted : 209	\$20,000	3	\$800		
Interior Walls		23 00							
Ceramic Tile	5%			2034	* *	5	\$300		
Concrete Masonry Unit Gypsum Board	75% 20%			LIFE LIFE	* *	5 5-10	\$3,400 \$1,900		
Ceilings									
Acous Tile Susp. Lay-In Exposed Struc: Steel	90% 5%			2048 LIFE	**	5 10	\$9,800 \$1,100		
Gypsum Board	5%			LIFE	* *	5-10	\$1,900		

Site Enclosure

Maintenance \$ are aggregated over a ten-year period. Site 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 I	Repair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	85%			2051	* *			
Iron Picket	15%	Now	\$900	2051	* *			
	Corrosion	Rusting, E	xtent : Moderate, A	1rea Affe	ected : 5%			
	Location	: Gate At	Beach 117th Street					
	Deteriorai	ed Finish,	Extent : Moderate,	Area Af	fected : 20%			
	Location	: Gate At	Beach 117th Street					
Retaining Walls								
Cast in Place Concrete	100%	4+	\$100	2051	* *			
		am Surface : Rear Of	e, Extent : Light, Ar Building	ea Affec	ted : 10%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			
On-Site Walkways								
Cast in Place Concrete	25%	2-4	\$1,900	2036	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affect	ed : 5%			
	Location	: Rear Of	Building					
			Extent : Light, Ared	a Affecte	d : 5%			
	_	: Rear Of	-	00				
Cast in Place Concrete	75%			2036	* *			

lectrical	Current Repair	Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2031	\$1,600	5	\$200	
	Other Observation, Extent : Light, A	rea Affected :	100%			
	Location : Electrical Room					
	Explanation: Main Service Discor	inect Switch R	ated At 400 Ampe	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	\$35,000	5	\$200	
Raceway						
Conduit	80%	2031	\$27,200	1		
Conduit	20%	2057	* *	1		
Panelboards						
Molded Case Bkrs	80%	2030	\$13,000	5	\$200	
Molded Case Bkrs	20%	2053	* *	5		
Wiring						
Thermoplastic	80%	2031	\$24,000	1		
Thermoplastic	20%	2057	* *	1		
Motor Controllers						
Locally Mounted	80%	2036	* *	5		
Locally Mounted	20%	2029	\$3,300	5		

Ground

Maintenance \$ are aggregated over a ten-year period. Site 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	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground							
Grounding Devices							
Generic	100%	LIFE	* *	5	\$200		
Lighting							
Interior Lighting							
Fluorescent	98%	2031	\$77,200	10	\$6,500		
	Other Observation, Extent : Location : Throughout The		! : 100%				
	Explanation: T-8 Lamps						
LED	2%	2039	* *				
Egress Lighting							
Emergency, Battery	50%	2039	* *	10	\$900		
Exit, Service	50%	2039	* *	1			
Exterior Lighting							
HID	30%	2031	\$8,900	10			
No Component	70%						
Alarm							
Security System							
Generic	100%	2031	\$23,800	1	\$2,700		
	Other Observation, Extent:	0	! : 100%				
	Location : Throughout The	Ü					
	Explanation: Intrusion Ale	arm Only. Motion Se	ensors				
Fire/Smoke Detection							
Generic, Analog	100%	2039	* *	1-3	\$4,500		
	Other Observation, Extent:		! : 100%				
	Location: Throughout The	Ü					
	Explanation : Strobe Light	s, Manual Pull Stati	ons, Alarm Bells, S	Smoke De	etectors And Horns		

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2051	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2036	* *	1	\$3,600	
Distribution							
Hot Wtr Piping/Pump	100%		2039	* *	4	\$500	
Terminal Devices							
Air Handler	100%		2036	* *	1	\$4,500	
Air Conditioning							
Energy Source							
Electricity	100%		2047	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site 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 Rep	olacement	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Conversion Equipment						
Reciprocating Compr/Chiller	100%	2036	* *	1	\$3,400	
•	R-134a Refrigerant, Extent : Li	ght, Area Affected : 10	0%			
	Location: 1 Unit. Roof					
Terminal Devices						
Air Handler/Cool/Ht	100%	2036	* *	1	\$4,500	
Heat Rejection						
Dry Cooler	100%	2036	* *	2	\$5,100	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,400	
Exhaust Fans						
Interior	70%	2036	* *	2	\$200	
Roof	30%	2031	\$3,700	2	\$100	
Plumbing						
H/C Water Piping	1000/	2041	* *	1		
Brass/Copper	100%	2041		1		
Water Heater	100%	2026	¢. 500	4	¢100	
Electric	Other Observation, Extent : Lig		\$6,500	4	\$100	
	Location: Mechanical Room	зпі, Агей Ајјесіей . 100	//0			
	Explanation: One 30 Gallon					
Sanitary Piping	Explanation . One 30 Gatton					
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping		22				
Cast Iron	100%	LIFE	* *	1		
Fixtures	-					
Generic	100%					

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : SOUTH HOLLIS BRANCH LIBRARY

Address : 204-01 HOLLIS AVE.

Borough : QUEENS Agency's Number : SH

Area Sq Ft : 6,330 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 07-Jan-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 10907 Lot : 30 BIN : 4442263

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$131,800	
Electrical		\$35,000
Mechanical		\$216,900
Total	\$131,800	\$251,900
Importance Code A	\$131,800	
Importance Code B		\$251,900
Total	\$131.800	\$251.900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$76,200		\$1,000	
Interior Architecture	\$15,300	\$2,400		\$1,000
Electrical	\$700	\$500	\$700	\$600
Mechanical	\$3,700	\$2,400	\$1,900	\$2,400
Total	\$95,900	\$5,300	\$3,600	\$3,900
Importance Code A	\$76,500	\$300	\$1,300	\$300
Importance Code B	\$15,500	\$5,000	\$2,300	\$3,300
Importance Code C	\$3,900			\$300
Total	\$95,900	\$5,300	\$3,600	\$3,900



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

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

Asset #: 13314

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
xterior				
Exterior Walls Masonry: Brick Cavity	85% Now \$131,800 Corrosion/Rusting, Extent: Severe, Arc Location: Steel Window Lintels Thro Joint Mortar Miss/Erod, Extent: Mode	ughout rate, Area Affected : 100%	5 \$10,800	
	Location: North, West And South Fac Misaligned/Bulging, Extent: Moderate Location: Steel Lintels At West Faca	, Area Affected : 30%	hroughout	
Metal Sect. OHD Window Wall	5% 10% Now \$13,300 Air Infiltration, Extent : Moderate, Are Location : Throughout	2044 ** 2041 ** a Affected : 100%	5 \$2,000 5 \$2,400	
Windows	Location : Inroughout			
Aluminum	100% Now \$32,600 Air Infiltration, Extent: Moderate, Are Location: Throughout Weather Strip Missing, Extent: Severe,		5 \$400	
	Location: Exterior Of East Facade Other Observation, Extent: Severe, Art Location: Throughout Explanation: Thermally Inefficient			
Roof Modified Bitumen	100% Now \$27,900 Miss/Damaged Flashings, Extent : Sev. Location : Partywall At East Facade			1
	Other Observation, Extent: Severe, Ar Location: Roof Above Kitchen Area			
Soffits	Explanation: Soft Spot On Roof. Mis.	sing Or Damaged Subsurfac	e.	
Cast in Place Concrete	100% Now \$2,500 Paint Peeling, Extent : Moderate, Area Location : Entrance	LIFE ** Affected: 20%	5 \$2,000	
nterior				
Floors Carpet	50% Recent Installation, Extent : Light, Area Location : Reading Areas	2032 ** a Affected : 100%	3 \$7,100	
Cast in Place Concrete	10% 4+ \$500 Paint Peeling, Extent : Light, Area Affe Location : Basement	LIFE * * * ected : 10%	5 \$2,100	
Ceramic Tile Vinyl Tile	5% 35% 2-4 \$6,100 Uneven Substrate, Extent: Moderate, A Location: Entry Worn/Eroded, Extent: Moderate, Area		5 \$500 3 \$1,200	

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

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

Asset #: 13314

Architecture		Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date I (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$700	
Concrete Masonry Unit	30%			LIFE	* *	5	\$3,200	
Glass: Single Pane	5%			LIFE	* *	5	\$1,000	
Gypsum Board	60%	Now	\$1,800	LIFE	* *	5	\$4,800	
Ceilings	_	_	Extent : Moderate Interior Glass W	-	ffected : 10% East Wall In Child	drens Are	a	
AcousTileSusp.Lay-In	90%	4+	\$3,700	2044	* *	5	\$4,300	
,	Location Water Pen	: Throughou etration, Ext	t, Extent : Light,	Area Aff			¥ ,,,,,,	
	Location	: Kitchen						
Exposed Concrete	10%			LIFE	* *	5-10	\$1,200	
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2044	* *			

lectrical	Current Repair	Future	Replacement	M	aintenance	
rstem Component Type	% of Fail Date Estim Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2031	\$1,600	5	\$200	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Electrical Room	ı				
	Explanation : Main Service	e Disconnect Switch	Rated At 400 Amp	eres.		
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	\$35,000	5	\$200	
Raceway						
Conduit	80%	2031	\$27,200	1		
Conduit	20%	2051	* *	1		
Panelboards						
Molded Case Bkrs	80%	2047	* *	5	\$100	
Molded Case Bkrs	20%	2030	\$3,200	5		
Wiring						
Thermoplastic	20%	2031	\$6,000	1		
Thermoplastic	80%	2051	* *	1		
Motor Controllers						
Locally Mounted	50%	2036	* *	5		
Variable Frequency	50%	2048	* *			
Drive						

Ground

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

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

Asset #: 13314

Electrical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	10%	2036	* *	10	\$600	
	Other Observation, Extent : L Location : Basement	ight, Area Affected :	100%			
	Explanation : Compact Fluo	rescent Lights				
Fluorescent	90%	2036	* *	10	\$5,200	
1 1001000011	Other Observation, Extent : L		100%	10	<i>\$2,</i> 200	
	Location : Throughout The I					
	Explanation : T-5 Lamps	o .				
Egress Lighting	•					
Emergency, Battery	20%	2036	* *	10	\$300	
Exit, LED	80%	2059	* *	1		
Alarm						
Security System						
No Component	20%					
Generic	80%	2036	* *	1	\$1,900	
	Other Observation, Extent : L	ight, Area Affected : .	100%			
	Location : Reading Areas , (Outside Perimeter				
	Explanation : CCTV Surveil	lance Cameras				
Fire/Smoke Detection						
Generic, Analog	100%	2036	* *	1-3	\$3,900	
_	Other Observation, Extent : L	ight, Area Affected : .	100%			
	Location : Throughout The I	Building				
	Explanation: Strobe Lights,	Manual Pull Stations	s, Alarm Bells, S	moke De	tectors And Horns	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	* *	1	\$3,100	
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$200	2039	* *	4	\$300	
	Not Insula	ted, Extent	: Moderate, Area	Affected .	: 30%			
	Location	: Basemen	t					
Terminal Devices								
Air Handler	100%			2031	\$90,300	1	\$3,900	
Air Conditioning								
Energy Source								
Electricity	100%			2039	* *	1		

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

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

Asset #: 13314

Mechanical		Current Repair		Futur	e Replacement	М		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	100%			2031	\$54,500	1	\$2,900	
	R-22 Refri Location	-	tent : Light, Area A	ffected :	100%			
Terminal Devices Air Handler/Cool/Ht	100%			2031	\$72,000	1	\$3,900	
Heat Rejection Air Cooled Condenser Unit	100%			2031	\$13,000	2	\$4,400	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,600	
Exhaust Fans Interior	80%			2031	\$18,300	2	\$200	
Roof Plumbing	20%			2031	\$2,100	2		
H/C Water Piping								
Brass/Copper	100%			2051	* *	1		
Water Heater								
Gas Fired	100%			2031	\$3,900	2	\$100	
		place Evide : Boiler R	ent, Extent : Light, . oom	Area Aff	ected : 100%			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
		: Basemen						
	Explana	tion : 30 G	allons					
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%			2031	\$1,000	4	\$200	
Backflow Preventer Generic	100%			2036	* *	1	\$400	
Fixtures Generic	100%							

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

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 : 26-Nov-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 10171 Lot : 8 BIN : 4000000

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Mechanical		\$165,200
Total		\$165,200
Importance Code B		\$165,200
Total		\$165.200

Total	\$105,900	\$6,700	\$20,400	\$10,800
Importance Code C	\$5,600			\$300
Importance Code B	\$43,000	\$6,000	\$19,200	\$9,800
Importance Code A	\$57,200	\$700	\$1,200	\$700
Total	\$105,900	\$6,700	\$20,400	\$10,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Site Enclosure	\$300			
Mechanical	\$13,200	\$2,500	\$4,200	\$2,200
Electrical	\$700	\$300	\$400	\$300
Interior Architecture	\$31,300		\$11,500	\$4,400
Exterior Architecture	\$56,500		\$500	
EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025



Maintenance \$ are aggregated over a ten-year period. Site 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 Fu		Future Replacement		Maintenance	
System	% of	Fail Date Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)	FY		(Yrs)		J
Exterior							
Exterior Walls							
Masonry: Brick Cavity	60%		LIFE	* *	5	\$18,700	
Metal Coiling Doors	2%		2044	* *	5	\$1,000	
Pre-Cast Concrete	30%		LIFE	* *	5	\$30,400	
Window Wall	8%		2051	* *	5	\$4,700	
Windows							
Aluminum	95%		2047	* *	5	\$4,500	
Metal Louvers	5%		2040	* *	10	\$1,500	
Parapets	7.50/		LIDE		7.10	Ø2 400	
Concrete Masonry Unit	75%	F 1:1. A	LIFE	**	5-10	\$3,400	
		servation, Extent : Light, Area	і Ајјестеа	: 100%			
		n : Parapet Walls tion : Covered With Roof Men	nhrana				
Ma4-1 D1				* *		\$000	
Metal Panel	25%		2051	<i>*</i> *	5	\$800	
Roof Modified Bitumen	85%		2036	* *	10	\$17,200	
Skylight, Metal/Glass	5%		2050	* *	10	\$3,400	
Sloped Glazing	10%		LIFE	* *	5	\$54,000	
Soffits	1070		DII D			ψ5-1,000	
Alum/Vinyl Siding	100%		2051	* *	10		
Interior	10070						
Floors							
Carpet	25%		2030	\$75,100	3	\$8,100	
Cast in Place Concrete	35%		LIFE	* *	5	\$33,300	
Ceramic Tile	38%		2040	* *	5	\$8,300	
Vinyl Tile	2%		2036	* *	3	\$200	
Interior Walls							
Ceramic Tile	5%		2040	* *	5	\$600	
Concrete Masonry Unit	80%		LIFE	* *	5	\$7,700	
Gypsum Board	10%		LIFE	* *	5-10	\$2,000	
Masonry: Brick	5%		LIFE	* *	10	\$200	
Ceilings	000/		2044	* *	-	¢17 400	
Acous Tile Susp. Lay-In	80% 5%		2044	* *	5	\$17,400	
Exposed Struc: Steel Gypsum Board	3% 15%		LIFE LIFE	* *	10 5-10	\$2,200 \$11,200	
Site Enclosure	13/0		LIFE		3-10	\$11,200	
Fence/Gates							
Iron Picket	100%	4+ \$300	2066	* *			
		mage, Extent : Moderate, Are		ed : 2%			
	Location	ı : Side Yard					
Retaining Walls							
Cast in Place Concrete	100%		2066	* *			
Site Pavements							
Public Sidewalk							
Cast in Place Concrete	100%		2036	* *			
On-Site Walkways							
Cast in Place Concrete	100%		2044	* *			

Maintenance \$ are aggregated over a ten-year period. Site 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		e Replacement	Maintenance		
System Component Type		ail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	1000/		2051		_	0100	
Fused Disc Sw	100%	mation Entont Light Ange	2051	**	5	\$100	
		vation, Extent : Light, Area Electrical Room Basement	Ајјестеа	: 100%			
		n : One 1,200 Ampere Mair	ı Disconi	nect Switch			
Switchgear / Switchboard	Explanatio	n . One 1,200 impere man	i Discoili	icei swiich			
Fused Disc Sw	100%		2051	* *	5	\$100	
Raceway							
Conduit	100%		2051	* *	1		
Panelboards							
Fused Disc Sw	5%		2047	* *	5	* * * * *	
Molded Case Bkrs	95%		2047	* *	5	\$400	
Wiring	1000/		2051	* *	1		
Thermoplastic	100%		2051	T T	1		
Motor Controllers Locally Mounted	100%		2044	* *	5	\$100	
Ground	10070		2044			\$100	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	
Lighting							
Interior Lighting							
Fluorescent	55%		2036	* *	10	\$7,300	
		vation, Extent : Light, Area	Affected	: 100%			
		Throughout The Building					
		n: T-8 Lamps					
Fluorescent	5%		2036	**	10	\$700	
	-	ıorescent Light, Extent : Lig Basement And First Floor	ght, Area	Affected: 100%			
LED		Dusement And First Floor	2020	* *			
LED	40%		2039	* *			
Egress Lighting	50%		2036	* *	10	¢1 900	
Emergency, Battery Exit, LED	50%		2059	* *	10 1	\$1,800	
Exterior Lighting	3070		2037		1		
HID	30%		2036	* *	10		
No Component	70%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2036	**	1	\$1,100	
Fire/Smoke Detection							
No Component	80%		2026	باد رات	1.2	#1 000	
Generic, Digital	20%		2036	* *	1-3	\$1,800	

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

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

QUEENS PUBLIC LIBRARY - 039 SOUTH JAMAICA BRANCH LIBRARY

Asset #: 13394

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		Fail Date E (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2051	* *	1		
Conversion Equipment Furnace	Location:		ent : Light, Area Inits	2036 Affected	**	1	\$7,200	
Distribution Hot Wtr Piping/Pump No Component	90% 10%			2047	**	4	\$1,000	
Air Conditioning								
Energy Source Electricity	100%			2047	* *	1		
Conversion Equipment Exterior Pkg Unit -	100%			2036	* *	2	\$900	
Cooling	Location:		ent : Light, Area it	Affected	: 100%			
Terminal Devices Air Handler/Cool/Ht	100%			2031	\$165,200	1	\$9,000	
Ventilation Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,800	
Exhaust Fans Roof	100%			2036	* *	2	\$400	
Plumbing H/C Water Piping	1000/			2057	* *	1		
Brass/Copper Water Heater	100%			2057	* *	1		
Gas Fired	100%			2029	\$9,000	2	\$200	
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	Location:	Basement	\$6,100 ent : Light, Area onal Flooding	LIFE Affected	**	1		
Sump Pump(s)	2p.mmii	Couste	g					
Non-Submersible	100%			2036	* *	4	\$300	
Sewage Ejector(s) Electric	100%			2036	* *	4	\$600	
Backflow Preventer No Component Generic	40% 60%			2036	* *	1	\$500	
Fixtures Generic	100%						φ200	

Maintenance \$ are aggregated over a ten-year period. Site 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 Repla	acement	M				
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estim FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Vertical Transport								
Elevators								
Hydraulic	100%	LIFE	* *					
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Basement To 1st Floor							
	Explanation: One Unit							
Fire Suppression								
Standpipe								
Generic	100%	2051	* *	1-5	\$7,300			
	Other Observation, Extent : Light, A Location : Front Of Building	rea Affected : 100%	ó					
	Explanation: One Component							
Sprinkler								
No Component	60%							
Generic	40%	2041	* *	1-2	\$1,600			
	Other Observation, Extent : Light, A	rea Affected : 100%	ó					
	Location: Various							
	Explanation: Partial Sprinklers							

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : SOUTH OZONE PARK BRANCH LIBRARY

Address : 128-16 ROCKAWAY BLVD.

Borough : QUEENS Agency's Number : SZ

Area Sq Ft : 7,420 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 08-Jan-2020 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 16948 Lot : 8 BIN : 4254814

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$68,200	
Electrical	\$41,600	\$115,500
Mechanical		\$163,000
Total	\$109,900	\$278,500
Importance Code A	\$68,200	
Importance Code B	\$41,600	\$278,500
Total	\$109,900	\$278,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$34,000		\$400	
Interior Architecture	\$16,700		\$4,200	\$600
Electrical	\$7,100	\$400	\$500	\$500
Mechanical	\$4,100	\$2,000	\$2,300	\$1,800
Site Enclosure	\$600			
Site Pavements	\$2,900			
Total	\$65,400	\$2,400	\$7,200	\$2,900
Importance Code A	\$34,400	\$400	\$700	\$400
Importance Code B	\$27,200	\$2,000	\$6,500	\$2,300
Importance Code C	\$3,800			\$200
Total	\$65,400	\$2,400	\$7,200	\$2,900



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

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

Asset #: 13315

Architecture	Current Repair	Future Ro	eplacement	М	aintenance		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priorit	
xterior							
Exterior Walls							
Masonry: Brick	Broken/Missing Elements, Exten Location: Northwest And Nor- Loose/Delam Surface, Extent: N Location: Northwest And Nor-	theast Corners Near Moderate, Area Affec theast Corners Near	Entrance eted : 10% Entrance	5	\$10,400		
	Water Penetration, Extent: Seve						
	Location: Northwest And Nor						
	Other Observation, Extent : Ligi						
	Location: Northwest And North			D. I			
	Explanation: Safety Netting A						
Metal Coiling Doors	10%	2036	* *	5	\$3,800		
Window Wall	5%	2041	**	5	\$2,300		
	Other Observation, Extent : Light, Area Affected : 100% Location : Throughout						
Windows	Explanation: Thermally Ineffi	cient					
Windows Aluminum	75%	2039	* *	5	\$700		
Aluminum	Other Observation, Extent: Ligi Location: Throughout Explanation: Thermally Ineffi	ht, Area Affected : 10		3	\$700		
Glass Block	25% Now \$2. Joint Mortar Miss/Erod, Extent Location: At Clerestory	2,600 LIFE : Severe, Area Affect	* * ted : 50%	5	\$200		
Parapets							
Under Construction	100%						
Roof Modified Bitumen	100% Now \$3 Drains Inad/Misposn, Extent: S Location: Roof Not Sufficientl Ponding, Extent: Moderate, Are Location: Roof Located On No Recent Installation, Extent: Lig. Location: All Roofs Replacem	ly Pitched To Drains ea Affected : 10% orth Side Of Cleresto ht, Area Affected : 10	ory And Main I	Roof			
Soffits			ate at	_			
Stucco Cement	100%	2036	* *	5	\$2,200		
terior							
Floors	700/	2020	#107.500	2	011 70 0		
Carpet	70%	2030	\$107,500	3	\$11,700		
Ceramic Tile	5%	2034	**	5	\$600		
Vinyl Tile	25% 2-4 \$2 Broken/Missing Elements, Extendin Staff Lounge	2,600 2036 nt : Moderate, Area A	* * Affected : 10%	3	\$1,000		

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

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

Asset #: 13315

	Current I	Repair	Futu	re Replacement	M	laintenance	
% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
				* *	5	\$400	
				* *		·	
		\$400			5	\$200	
			ea Affecte	ed : 5%			
Location	i : Cleresto	ry					
					5	\$4,900	
				Affected : 5%			
_	_		e, Area A	ffected : 10%			
	00 00						
_	_			ffected : 10%			
Location	ı : Staff Are	eas And Bathroom					
5%			LIFE	* *	10	\$1,100	
10%			LIFE	* *	5-10	\$2,000	
100%	2-4	\$600	2051	* *			
Corrosion	/Rusting, E	xtent : Moderate,	Area Affe	ected : 30%			
Location	ı : Front Fa	icade Gate					
		\$2,900	2036	* *			
			e, Area Ą	ffected : 10%			
			rea Affec	ted : 5%			
Location	n : Front En	ıtry					
100%							
	5% 85% 10% Water Per Location 85% Broken/M Location Cracking/Location Staining/I Location 5% 10% 100% Corrosion Location 100% Cracking/ Location Misaligne Location	5% 85% 10% Now Water Penetration, E Location: Cleresto 85% 4+ Broken/Missing Elem Location: In Front Cracking/Crumbling, Location: Staff Off Staining/Discoloring, Location: Staff Are 5% 10% 100% 2-4 Corrosion/Rusting, E Location: Front Fo 100% Now Cracking/Crumbling, Location: Front En Misaligned/Bulging,	5% 85% 10% Now \$400 Water Penetration, Extent: Severe, Art Location: Clerestory 85% 4+ \$8,600 Broken/Missing Elements, Extent: Sev Location: In Front Of Clerestory Water Cracking/Crumbling, Extent: Moderate Location: Staff Office Area Staining/Discoloring, Extent: Moderate Location: Staff Areas And Bathroom 5% 10% 100% 2-4 \$600 Corrosion/Rusting, Extent: Moderate, Location: Front Facade Gate 100% Now \$2,900 Cracking/Crumbling, Extent: Moderate Location: Front Entry Area Misaligned/Bulging, Extent: Severe, A Location: Front Entry	Sof Fail Date Estimated Cost Fy	Solution Solution	Soft Fail Date Estimated Cost Year Estimated Cost (Yrs)	Sworth Fail Date Estimated Cost FY Estimated Cost Cycle (Yrs)

lectrical	Current Repair	Future	Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2031	\$1,600	5	\$200	
	Other Observation, Extent : Light, Ar	ea Affected	: 100%			
	Location : Electrical Room					
	Explanation : No Available Namepl	late Rating C	Capacity			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2031	\$35,000	5	\$200	
Raceway						
Conduit	100%	2041	* *	1		

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

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

Asset #: 13315

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	20%	2039	* *	5		
Molded Case Bkrs	60%	2030	\$9,700	5	\$100	
Molded Case Bkrs	20%	2039	* *	5		
Wiring	1000/	• • • • •	ale ale			
Thermoplastic	100%	2041	* *	1		
Motor Controllers	1000/	2020	#16.400	_	#100	
Locally Mounted	100%	2029	\$16,400	5	\$100	
Ground						
Grounding Devices	1000/	LIEE	* *	~	#200	
Generic	100%	LIFE		5	\$200	
Lighting						
Interior Lighting Fluorescent	98%	2026	\$78,900	10	\$6,700	
Puolescent	Other Observation, Extent : Lig			10	\$0,700	
	Location: Throughout The Bi		0070			
	Explanation: T-12 Lamps					
Fluorescent	2%	2026	\$1,600	10	\$100	
Tuorescent	Other Observation, Extent : Lig			10	\$100	
	Location: Mechanical Room	m, m ca mjecica . T	0070			
	Explanation : Compact Fluore	escent Lights				
Egress Lighting	Zipiananen . eempuet 1 tiier	iseem Eigms				
Emergency, Battery	50%	2031	\$5,400	10	\$900	
Exit, Battery	50%	2031	\$1,900	10	\$300	
Exterior Lighting			¥ ,5		****	
LED	20%	2036	* *			
No Component	80%					
Alarm						
Security System						
No Component	30%					
Generic	70%	2036	* *	1	\$1,900	
	Other Observation, Extent : Lig	ht, Area Affected : 1	00%			
	Location: Reading Areas, Fro	ont Of The Building				
	Explanation : CCTV Surveilla	nce Cameras				
Fire/Smoke Detection						
No Component	50%					
Generic, Analog		1,600 2041	**	1-3	\$2,100	
	Other Observation, Extent : Mo	derate, Area Affected	d: 100%			
	Location: Reading Areas				D. II. C. :	
	Explanation : Obsolete Fire A	tarm System, Manua	l Pull Stations	And Alar	m Bells Only	

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13315

Mechanical	Current Rep	air Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source	1000/	2051	* *			
Natural Gas	100%	2051	* *	1		
Conversion Equipment	1000/	2026	* *	1	#2.700	
Hot Water Boiler	100%	2036		1	\$3,700	
	Other Observation, External Location: Boiler Room		1:100%			
	Explanation: One Unit					
Distribution	Explanation . One Onl	<u>ı</u>				
Hot Wtr Piping/Pump	100%	2039	* *	4	\$500	
Terminal Devices	10070	2039		4	\$300	
Air Handler	80%	2031	\$84,700	1	\$3,700	
Convector/Radiator	20%	2029	\$8,100	1	\$500	
Air Conditioning	2070	2029	\$6,100	1	\$300	
Energy Source						
Electricity	100%	2039	* *	1		
Conversion Equipment	10070	2037		-		
Reciprocating	30%	2026	\$19,200	1	\$1,000	
Compr/Chiller	3070	2020	Ψ17,200	•	Ψ1,000	
	R-22 Refrigerant, Extent	: Light, Area Affected :	100%			
	Location : Roof					
Reciprocating	40%	2039	* *	1	\$1,400	
Compr/Chiller	7070	2037			Ψ1,400	
Compil Chine	Other Observation, Exte	nt : Light, Area Affectea	l : 100%			
	Location : Roof	3, 33				
	Explanation: R-438a					
Exterior Pkg Unit -	30%	2031	\$18,300	2	\$100	
Cooling	3070	2031	Ψ10,500	-	Ψ100	
e e e mg	R-22 Refrigerant, Extent	: Light, Area Affected :	100%			
	Location : Roof	0 . 33				
Terminal Devices	- -					
Air Handler/Cool/Ht	70%	2031	\$59,100	1	\$3,200	
No Component	30%		. ,		. ,	
Heat Rejection						
Air Cooled Condenser	30%	2026	\$4,600	2	\$1,600	
Unit						
Air Cooled Condenser	40%	2039	* *	2	\$2,100	
Unit						
No Component	30%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,600	
Exhaust Fans						
Roof	100%	2031	\$12,500	2	\$200	
Plumbing						
H/C Water Piping	1000/					
Brass/Copper	100%	2041	* *	1		

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

lechanical	Current Repair	Future Re	placement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
umbing						
Water Heater						
Gas Fired	100%	2026	\$4,600	2	\$100	
	Other Observation, Extent : Light, Ar	ea Affected : 10	0%			
	Location : 1st Floor					
	Explanation: 30 Gallon					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						•
Cast Iron	100%	LIFE	* *	1		
Fixtures					_	
Generic	100%					

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : STEINWAY BRANCH LIBRARY

Address : 21-45 31ST ST.

Borough : QUEENS Agency's Number : S

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$179,000
Electrical	\$44,000	\$151,700
Mechanical		\$197,400
Total	\$44,000	\$528,000
Importance Code A		\$179,000
Importance Code B	\$44,000	\$349,000
Total	\$44,000	\$528,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,200		\$2,600	
Interior Architecture	\$900		\$5,200	
Electrical	\$20,400	\$11,000	\$900	\$700
Mechanical	\$1,600	\$1,100	\$2,900	\$1,100
Total	\$25,000	\$12,100	\$11,600	\$1,900
Importance Code A	\$2,700	\$700	\$3,100	\$500
Importance Code B	\$21,700	\$11,400	\$8,500	\$1,300
Importance Code C	\$600			
Total	\$25,000	\$12,100	\$11,600	\$1,900



Maintenance \$ are aggregated over a ten-year period. Site 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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$19,100	
Masonry: Limestone	15%			LIFE	* *	5	\$2,500	
Windows								
Aluminum	100%			2044	* *	5	\$5,100	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$1,800	
Masonry: Limestone		Now	\$2,200	LIFE	* *	5	\$100	
			od, Extent : Moder	ate, Ared	a Affected : 50%			
		: Coping						
	_		ed, Extent : Modera	te, Area	Affected: 50%			
	Location	: Coping						
Roof								
Modified Bitumen	100%			2028	\$179,000	10	\$12,200	
Soffits						_		
Cast in Place Concrete	100%			LIFE	* *	5		
Interior								
Floors	600/			2025	#122 5 00		#14.700	
Carpet	60%			2027	\$133,500 * *	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" Interior Walls	2%			2028	\$3,800	3	\$200	
Ceramic Tile	3%			2037	* *	5	¢1 200	
Concrete Masonry Unit	5% 5%			LIFE	* *	5 5	\$1,200 \$800	
Masonry: Brick	3% 7%			LIFE	* *	3	\$800	
Plaster	85%			LIFE	* *	5	\$10,500	
Ceilings	03/0			LIFE			\$10,500	
Exposed Concrete	10%			LIFE	* *	5	\$300	
Plaster	90%			LIFE	* *	5	\$9,100	
Site Enclosure	7070			LIIL			\$7,100	
Fence/Gates								
Aluminum Picket	30%			2048	* *			
Chain Link	70%			2038	* *			
Free Standing Walls	7070			2000				
Masonry: Brick	100%			2048	* *			
Retaining Walls	10070			20.0				
Cast in Place Concrete	100%			2063	* *			
Site Pavements	10070							
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways								
Cast in Place Concrete	100%			2033	* *			
	100/0			_000				

Maintenance \$ are aggregated over a ten-year period. Site 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 Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment	100/	2020	Ф200	-		
Fused Disc Sw	10%	2028	\$200	5		
	Other Observation, Extent: Moderate Location: Electrical Room					
14 11 1 G D1	Explanation: One 200 Amperes Mo				#200	
Molded Case Bkrs	90%	2028	\$1,400	5	\$300	
	Other Observation, Extent : Moderat Location : Electrical Room	te, Area Ajjectea	: 100%			
	Explanation: One 400 Amperes Mo	ain Disconnact	Switch			
Switchgear / Switchboard	Explanation . One 400 Amperes Mi	ain Disconnect S	wiich			
Molded Case Bkrs	100%	2028	\$35,000	5	\$300	
Raceway	10070	2020	Ψ22,000		Ψ300	
Conduit	90%	2028	\$30,600	1		
Conduit	10%	2038	**	1		
Panelboards	-					
Fused Disc Sw	5%	2027	\$800	5		
Molded Case Bkrs	85%	2027	\$13,800	5	\$200	
Molded Case Bkrs	10%	2044	* *	5		
Wiring						
Braided Cloth	65% 2-4 \$19,50		* *	1		
	Insulation Aged, Extent : Severe, Are Location : Throughout The Buildin		%			
Thermoplastic	30%	2028	\$9,000	1		
Thermoplastic	5%	2048	* *	1		
Motor Controllers						
Locally Mounted	80%	2041	* *	5	\$100	
Locally Mounted	20%	2026	\$6,500	5		
Ground						
Grounding Devices	1000/	LIDD	* *	_	#200	
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting	95%	2028	\$110,800	10	\$9,400	
Fluorescent	T-8 Lamps And Fixtures, Extent: Mo			10	\$9,400	
	Location: Throughout The Buildin		естей . 100/0			
	Other Observation, Extent: Moderate	-	· 100%			
	Location : Throughout The Buildin					
	Explanation : Ballast And Bulb Is N		tures Are Old			
Fluorescent	5%	2028	\$5,800	10	\$500	
Tracrescent	Other Observation, Extent : Moderat			10	Ψ500	
	Location : Staircase Landings	33				
	Explanation : Compact Fluorescen	t Light Fixtures				
Egress Lighting	•					
Emergency, Battery	50%	2023	\$7,900	10	\$1,300	
Exit, Service	50%	2023	\$800	1		
Exterior Lighting HID	100%	2023	\$44,000	10		_
	mates are in current dollars and are not esc			10		

Maintenance \$ are aggregated over a ten-year period. Site 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	M	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Alarm					
Security System					
No Component	30%				
Generic	70%	2033 **	1	\$2,800	
	Other Observation, Extent: Moderate	, Area Affected : 100%			
	Location: Throughout The Building				
	Explanation: CCTV Surveillance Co	ameras			
Fire/Smoke Detection					
No Component	30%				
Generic, Digital	70%	2033 **	1-3	\$4,600	

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2041	* *	1	\$5,300	
		servation, Extent : Light, Area	Affected	! : 100%			
		: Basement Boiler Room					
	Explana	tion : 1 Unit					
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$500	
Terminal Devices							
Air Handler	50%		2033	* *	1	\$3,300	
Convector/Radiator	50%		2033	* *	1	\$1,700	
ir Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Ext Pkg Unit -	80%		2028	\$109,300	2	\$500	
Heating/Cooling							
		igerant, Extent : Light, Area A	lffected :	80%			
	Location	i: Roof					
Split Unit	20%		2028	\$46,600			
Terminal Devices							
Fan Coil - 2 Pipe	20%		2028	\$41,500	1	\$700	
No Component	80%						
Heat Rejection							
Dry Cooler	20%		2028	\$11,900	2	\$1,500	
No Component	80%						
entilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,000	
Exhaust Fans							
Roof	100%		2028	\$18,100	2	\$300	

Maintenance \$ are aggregated over a ten-year period. Site 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 Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater						
Gas Fired	100%	2028	\$6,700	2	\$200	
	Recent Installation, Exten	t : Light, Area Affected :	: 100%			
	Location: Basement					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2028	\$3,100	4	\$400	
Fixtures		_				
Generic	100%					

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : SUNNYSIDE BRANCH LIBRARY

Address : 43-06 GREENPOINT AVE.

Borough : QUEENS Agency's Number : SU

Area Sq Ft : 7,992 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 07-Dec-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 173 Lot : 16 BIN : 4002111

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$95,300	\$296,800
Electrical		\$35,000
Total	\$95,300	\$331,800
Importance Code A	\$95,300	\$296,800
Importance Code B		\$35,000
Total	\$95,300	\$331,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$4,100
Interior Architecture	\$1,500	\$6,600	\$100	\$1,500
Electrical	\$200	\$300	\$200	\$8,700
Mechanical	\$1,200	\$1,100	\$1,500	\$1,100
Total	\$2,900	\$7,900	\$1,800	\$15,400
Importance Code A	\$400	\$400	\$400	\$4,600
Importance Code B	\$2,500	\$7,500	\$1,300	\$10,800
Importance Code C			\$100	
Total	\$2,900	\$7,900	\$1,800	\$15,400



Maintenance \$ are aggregated over a ten-year period. Site 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		Futur	Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Masonry: Brick	80%			LIFE	* *	5	\$8,800	
Masoniy. Bitck	Painted Si		tent : Light, Area A des		100%	3	φο,ουυ	
Window Wall	20%			2050	* *	5	\$8,200	
Windows								
Aluminum	100%			2046	* *	5	\$500	
Roof Modified Bitumen	Water Per		\$59,400 Extent : Severe, Area a Room, Clerical Do					
Skylight, Metal/Glass			\$35,900 Extent : Severe, Area Area	2050 a Affecte	* * d : 10%			
Interior								
Floors	2.50/			2021	0.41, 400	2	Φ	
Carpet	25%			2031	\$41,400 * *	3	\$6,000	
Cast in Place Concrete Ceramic Tile	5% 3%			LIFE 2043	* *	5	\$1,300	
Vinyl Tile	3% 67%			2043	* *	5 3	\$400 \$3,000	
Interior Walls	0770			2033			Ψ5,000	
Ceramic Tile	3%			2039	* *	5	\$200	
Concrete Masonry Unit	50%			LIFE	* *	5	\$1,400	
Folding Partition	2%			2046	* *	5	\$400	
Gypsum Board	45%			LIFE	* *	5	\$1,900	
Ceilings						_	*	
AcousTileSusp.Lay-In	Location	Discoloring 1 : Through	, Extent : Moderate out Extent : Moderate, A			5	\$10,800	
		iciration, E i : Through		11 04 21550	.c.ca . 1070			
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$700	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	Location	servation, E n : Front Oj	Extent : Light, Area f Building red With Tile	2050 Affected	* * ! : 100%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
On-Site Walkways Cast in Place Concrete	100%			2035	* *			

Maintenance \$ are aggregated over a ten-year period. Site 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 Replacemen	t N	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year Estimated Co FY	Ost Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Extent : I Location : Electrical Room Explanation : Main Service	2030 \$1,6 Light, Area Affected : 100% Switch Rated At 400 Amperes	00 5	\$200		
Switchgear / Switchboard Molded Case Bkrs	100%	2030 \$35,0	00 5	\$200		
Raceway Conduit	100%	,	·* 1	Ψ200		
Panelboards Fused Disc Sw Molded Case Bkrs	5% 95%	2046	** 5	\$200		
Wiring Thermoplastic	100%	2050	·* 1			
Motor Controllers Locally Mounted	100%	2043	** 5	\$100		
Ground Grounding Devices Generic	100%	LIFE *	** 5	\$100		
Lighting Interior Lighting Fluorescent	90% T-5 Lamps And Fixtures, Ext Location : Throughout	2035 ent : Light, Area Affected : 100%	·* 10	\$6,600		
Fluorescent	4% Other Observation, Extent: I Location: Front Desk Area Explanation: Compact Flu	Light, Area Affected : 100% List Floor	** 10	\$300		
Fluorescent	6%	2035 ent : Light, Area Affected : 100%	** 10	\$400		
Egress Lighting Emergency, Battery Exit, LED	50% 50%	2033	* 10 * 1	\$1,000		
Exterior Lighting HID No Component	30% 70%	2035	** 10			
Alarm Security System No Component Generic	70% 30% Other Observation, Extent : I Location : Throughout The	Light, Area Affected : 100%	·* 1	\$900		
Fire/Smoke Detection No Component	Explanation : CCTV Survei	llance Cameras				
Generic, Digital	30%	2035	* 1-3	\$1,500		

Maintenance \$ are aggregated over a ten-year period. Site 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	С	Current Repair		Future Replacement		Maintenance	
System Component Type		nil Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2050	* *	1		
Conversion Equipment Hot Water Boiler		vation, Extent : Light, Are Boiler Room 1 : 1 Unit	2043 a Affected	**: 100%	1	\$4,000	
Distribution	*						
Hot Wtr Piping/Pump	100%		2038	* *	4	\$600	
Terminal Devices Air Handler	100%		2035	* *	1	\$4,900	
Air Conditioning							
Energy Source Electricity	100%		2046	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%		2035	* *	2	\$500	
g g	Location : I	*		: 100%			
	Explanation	ı : 1 Unit, R-410a Refrige	rant				
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,500	
Exhaust Fans						*	
Interior	50%		2035	* *	2	\$100	
Roof	50%		2035	* *	2	\$100	
Plumbing H/C Water Piping							
Brass/Copper	100%		2050	* *	1		
Water Heater							
Gas Fired	100%		2029	\$4,900	2	\$100	
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s) Non-Submersible	100%		2030	\$1,200	4	\$300	
Fixtures Generic	100%						

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : WHITESTONE BRANCH LIBRARY
Address : 151-10 14TH RD. @ CLINTONVILLE ST.

Borough : QUEENS Agency's Number : W
Program / Asset # : QPL0W61.000 / 13319 Yr Built/Renovated : 1971 /

Area Sq Ft : 7,365 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 14-Sep-2018 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 4717 Lot : 25 BIN : 4107201

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$35,200	
Interior Architecture	\$174,200	
Electrical		\$35,000
Mechanical		\$243,000
Total	\$209,400	\$278,000
Importance Code A	\$35,200	
Importance Code B	\$174,200	\$278,000
Total	\$209,400	\$278,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,000			\$4,800
Interior Architecture	\$300	\$800	\$300	\$1,000
Electrical	\$18,600	\$700	\$700	\$1,700
Mechanical	\$2,100	\$800	\$2,500	\$5,400
Site Enclosure	\$2,000			
Site Pavements	\$16,800			
Total	\$55,900	\$2,400	\$3,500	\$12,900
Importance Code A	\$16,400	\$400	\$400	\$5,300
Importance Code B	\$27,300	\$2,000	\$3,100	\$7,600
Importance Code C	\$12,200			
Total	\$55,900	\$2,400	\$3,500	\$12,900



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

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

Asset #: 13319

Architecture	C	urrent Re	pair	Futur	e Replacement	М	aintenance	
System Component Type		ail Date I Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•				•			
Exterior Walls								
Cast in Place Concrete	10% Cracking/Cracking Location:	umbling, E	\$12,500 Extent : Severe, A ade	LIFE rea Affec	* * eted : 25%	5	\$3,400	
	Location : L	South Face		-				
	Location : L	South Face						
	Location : L	South Face			ected : 50%			
	Explanation	n : Tempoi	rary Support In H	Place				
Masonry: Brick	90%			LIFE	* *	5	\$6,100	
Windows Aluminum	100%			2046	* *	5	\$1,500	
Parapets								
Metal Security Bars No Component	20% 80%			2045	* *			
Roof								
Built-Up (BUR)	Location: A Water Penetr Location:	Surface, E. Flat Sectio ration, Ext Over Main	\$35,200 xtent : Light, Are on Over Main En ent : Moderate, A Entry, Staff Roo Moderate, Area	try Area Affe m, Work	cted : 10% Room			
	Location :			55				
Metal Panel	60% Seams Open/ Location : 1	-	\$3,500 ent : Moderate, A	2043 rea Affec	* * eted : 2%			
Roll Roofing	10%			2026	\$10,700	5	\$4,000	
Single Ply Membrane	20%			2035	* *	10	\$4,800	
Interior								
Floors								
Carpet	10%			2029	\$15,200	3	\$1,700	
Cast in Place Concrete	10%			LIFE	* *	5	\$2,400	
Ceramic Tile	5%			2039	* *	5	\$600	
Vinyl Tile	5%	4+	\$300	2035	* *	3	\$200	
	Uneven Surfa Location : L		t : Moderate, Are 'way	a Affecte	ed : 2%			
Vinyl Tile 9" X 9"	70%] Worn/Erodec Location:	l, Extent :	\$92,100 Severe, Area Aff Offices	2040 ected : 30	**	3	\$2,900	
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	

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

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

Asset #: 13319

Architecture		Current I	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Ceilings	950/	Now	\$92.100	2050	* *	5	\$5,000	
AcousTileConcealSpLn			\$82,100 Extent : Moderate			3	\$5,900	
	_	: Through		, агеи ң	jjeciea . 50%			
		_	: Moderate, Area 1	Affected	. 50%			
		: Through		19900104	. 2070			
AcousTileSusp.Lay-In	5%			2043	* *	5	\$600	
Exposed Concrete	10%			LIFE	* *	5	\$200	
ite Enclosure							·	
Fence/Gates								
Iron Picket	100%			2050	* *			
Retaining Walls								
Cast in Place Concrete		Now	\$2,000	2080	* *			
	-		Extent : Severe, Ar	ea Affeci	ted : 60%			
	Location	: Rear Of	Building And Side					
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%		\$3,000	2035	* *			
	_		Extent : Moderate,	Area Afj	fected : 2%			
	Location	: 14th Roo	ıd					
Parking/Driveway	4000/		44.0 00		de de			
Asphalt		Now	\$12,200	2045	**			
	_	_	Extent : Severe, A	rea Affec	cted: 80%			
	Location	: Side Of I	Building					
Activity Yard	1000/	4.	#1 (00	2020	* *			
Pavers/Stone	100%	4+	\$1,600	2039				
			Extent : Moderate, 2	area Affe	ected: 5%			
		: Rear Of	-					
-	Explana	tion : Vege	tation Growth					

lectrical	Current Repair	Future	Replacement	M		
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2030	\$1,600	5	\$200	
	Other Observation, Extent : Ligh	t, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : No Available Nat	neplate Ratings (Capacity.			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2030	\$35,000	5	\$200	
Raceway						
Conduit	90%	2030	\$30,600	1		
Conduit	10%	2050	* *	1		

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

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

Asset #: 13319

Electrical	Current Re	epair Fu	ure Replacement	Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	r Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	5%	204		5		
Molded Case Bkrs	90%	202	. ,	5	\$200	
Molded Case Bkrs	5%	204	6 **	5		
Wiring Braided Cloth	60% 2-4 Insulation Aged, Exten Location : Throughou	\$18,000 205 t : Moderate, Area Affe ut The Building		1		
Thermoplastic	30%	204	0 **	1		
Thermoplastic	10%	205		1		
Ground Grounding Devices Generic	100%	LIF	E **	5	\$100	
Lighting						
Interior Lighting Fluorescent	5% Compact Fluorescent 1 Location : Bookcase	203 Light, Extent : Light, Ar	. ,	10	\$300	
LED	95%	203	Q **			
Egress Lighting	9370	203	0			
Emergency, Battery	50%	203	5 **	10	\$900	
Exit, Service	50%	203		1	Ψλου	
Exterior Lighting	2070	203		-		
HID	30%	203	9,000	10		
No Component	70%		. ,			
Alarm						
Security System						
No Component	30%					
Generic	70%	203	-	1	\$1,900	
	Location : Reading A	tent : Light, Area Affect reas And Outside Perin Surveillance Cameras				
Fire/Smoke Detection	•					
Generic, Digital	Location : Throughou	0	ed : 100%	1-3	\$4,500	
	Explanation : Strobe	Lights, Manual Pull St	ttions, Alarm Bells, S	moke De	tectors And Horns	

Mechanical	Current Repair	Future Repla	cement	Ma	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estima FY	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Energy Source Natural Gas	100%	2040	* *	1		

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

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

Asset #: 13319

Mechanical		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment Hot Water Boiler	100%		2035	* *	1	\$3,600	
	Location	ervation, Extent : Light, Area : Boiler Room	ı Affected	! : 100%			
Distribution	Explanati	ion: 1 Unit					
Hot Wtr Piping/Pump	100%		2038	* *	4	\$500	
Terminal Devices	10070		2038		-	\$300	
Air Handler	80%		2030	\$84,100	1	\$3,600	
Convector/Radiator	20%		2028	\$8,000	1	\$500	
Air Conditioning				\$5,500		\$200	
Energy Source							
Electricity	100%		2038	* *	1		
Conversion Equipment							
Int Pkg Unit -	100%		2028	\$158,900	2	\$500	
Heating/Cooling							
		gerant, Extent : Light, Area A	Affected :	100%			
п . р	Location	: 1 Unit. Mechanical Room					
Heat Rejection Air Cooled Condenser	100%		2030	\$15,100	2	\$5,100	
Unit	100%		2030	\$13,100	2	\$3,100	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,100	
Exhaust Fans							
Interior	80%		2030	\$21,300	2	\$200	
Roof	20%		2030	\$2,500	2		
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2040	* *	1		
Water Heater	40001		• • • =			0.4.7.7	
Gas Fired	100%		2025	\$4,600	2	\$100	
Sanitary Piping	1000/		LIDE	ملد ملد			
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIPP	* *	1		
Cast Iron	100%		LIFE	<i>~</i> ~	1		
Fixtures	1000/						
Generic	100%						

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

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

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

Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : WINDSOR PARK BRANCH LIBRARY
Address : 79-50 BELL BLVD. @ UNION TURNPIKE

Borough : QUEENS Agency's Number : WP

Area Sq Ft : 6,300 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 11-Jan-2019 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 7772 Lot : 1 BIN : 4164306

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,700			\$11,100
Interior Architecture	\$3,100	\$5,800		\$3,100
Electrical	\$500	\$600	\$500	\$7,200
Mechanical	\$400	\$500	\$800	\$4,300
Site Pavements	\$5,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,600	\$10,900	\$5,300	\$29,500
Importance Code A	\$3,000	\$300	\$300	\$11,400
Importance Code B	\$7,600	\$10,600	\$5,000	\$18,200
Importance Code C	\$5,000			
Total	\$15,600	\$10,900	\$5,300	\$29,500



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

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

QUEENS PUBLIC LIBRARY - 039 WINDSOR PARK BRANCH LIBRARY

Asset #: 13320

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior	•			•				•
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$9,400	
Masonry: Fieldstone	20%			LIFE	* *	5	\$2,000	
Pre-Cast Concrete	3%			LIFE	* *	5	\$1,300	
Window Wall	7%			2050	* *	5	\$3,500	
Windows	1000/			2052	* *	5	\$2.400	
Aluminum	100%			2052		5	\$2,400	
Parapets Masonry: Brick	95%			LIFE	* *	5	\$800	
Pre-Cast Concrete	93% 5%			LIFE	* *	5	\$300	
Roof	370			LIII			\$300	
Modified Bitumen	98%			2035	* *	10	\$9,300	
Skylight, Metal/Glass	2%			2040	* *	10	\$600	
Soffits							4000	
Alum/Vinyl Siding	100%	Now	\$1,500	2050	* *			
, .	Seams Op	en/Split, Ex	tent : Severe, Area		d : 50%			
	Location	: Front Fa	ıcade					
	Caulking .	Deteriorate	d, Extent : Severe,	Area Afj	fected : 100%			
	Location	: Front Of	^r Building					
			xtent : Severe, Are	a Affecte	ed : 10%			
	Location	: Front Fa	ıcade					
Interior								
Floors								
Carpet	65%			2031	\$84,800	3	\$12,300	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,000	
Ceramic Tile	5%			2043	* *	5	\$500	
Vinyl Tile	25%			2035	* *	3	\$900	
Interior Walls	-0/				ale ale			
Cast in Place Concrete	5%			LIFE	* *	_	4.00	
Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
Gypsum Board	80%			LIFE	* *	5	\$6,900	
Plaster	10%			LIFE	* *	5	\$400	
Ceilings	000/			2042	* *	-	¢10.600	
AcousTileConcealSpLn	90% 10%			2043 LIFE	**	5 5	\$10,600 \$1,200	
Gypsum Board	10%			LIFE		3	\$1,200	
Site Enclosure Fence/Gates								
Chain Link	100%			2050	* *			
Retaining Walls	10070			2030	·			
Cast in Place Concrete	100%			2065	* *			
Site Pavements	100/0			2003				
Public Sidewalk								
Cast in Place Concrete	100%			2043	* *			
Cust in I face Concrete	100/0			2073				

Maintenance \$ are aggregated over a ten-year period. Site 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 R	epair	Futur	e Replacement	M	laintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$1,800	2043	* *			
	Other Obs	ervation, Ex	xtent : Severe, Are	a Affecte	ed: 10%			
	Location	: Perimeter	r Of Building					
	Explanat	tion : Water	Penetration Thro	ugh Ope	n Joints Where Wa	ılkway M	leets Building	
Parking/Driveway								
Asphalt	100%	Now	\$3,200	2039	* *			
-	Cracking/	Cracking/Crumbling, Extent : Severe, Area Affected : 5%						
	Location	: Parking I	Lot					

Sinking/Subsiding, Extent: Severe, Area Affected: 5%

Location: Parking Lot

Electrical	Current Repair	Future	Replacement	Maintenance			
System Component Type	% of Fail Date Estir Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2050	* *	5			
	Other Observation, Extent .		: 100%				
	Location : Electrical Root	m					
	Explanation : Main Service	ce Disconnect Switch I	Rated At 400 Amp	eres.			
Switchgear / Switchboard							
Molded Case Bkrs	100%	2050	* *	5	\$200		
Raceway							
Conduit	100%	2050	* *	1			
Panelboards							
Fused Disc Sw	5%	2046	* *	5			
Molded Case Bkrs	95%	2046	* *	5	\$200		
Wiring							
Thermoplastic	100%	2050	* *	1			
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	95%	2035	* *	10	\$5,500		
	T-5 Lamps And Fixtures, E. Location : Throughout Th	0 00	ected : 100%				
Fluorescent	5%	2035	* *	10	\$300		
	T-8 Lamps And Fixtures, E.		ected : 100%		*		
	Location : Mechanical Room And Electrical Room						
Egress Lighting							
Emergency, Battery	50%	2035	* *	10	\$800		
Exit, Service	50%	2035	* *	1			

Maintenance \$ are aggregated over a ten-year period. Site 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 Repai	r Future Repla	cement	M				
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority		
Lighting								
Exterior Lighting								
HID	30%	2035	* *	10				
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%	2035	* *	1	\$1,700			
	Other Observation, Extent	: Light, Area Affected : 100%						
	Location : Reading Areas	s, Outside Perimeter						
	Explanation : CCTV Surv	veillance Cameras						
Fire/Smoke Detection								
Generic, Digital	100%	2035	* *	1-3	\$3,900			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: Throughout The Building							
	Explanation : Strobe Light	hts, Manual Pull Station, Alari	n Bells, Si	noke Det	ectors And Horns			

Mechanical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2050	* *	1		
Conversion Equipment						
Furnace	100%	2035	* *	1	\$3,100	
	Other Observation, Extent:	Light, Area Affected :	100%			
	Location: Roof					
	Explanation: 1 Rooftop Pa	ckage Unit				
Air Conditioning						
Energy Source						
Electricity	100%	2046	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%	2035	* *	2	\$400	
	R-22 Refrigerant, Extent : Li, Location : 1 Unit On Roof	ght, Area Affected : 1	00%			
	Other Observation, Extent : Location : Throughout	Light, Area Affected :	100%			
	Explanation : There Is No T	Temperature Control	In The Building			
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$3,500	
Exhaust Fans						
Roof	100%	2038	* *	2	\$200	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2050	* *	1		

Maintenance \$ are aggregated over a ten-year period. Site 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater							
Gas Fired	100%		2025	\$3,900	2	\$100	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Sewage Ejector(s)							
Electric	100%		2035	* *	4	\$400	
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Sub-basement To 1st Floor					
	Explanati	on : 1 Unit					

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

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

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Print Date: 08-Sep-2020 QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : WOODHAVEN BRANCH LIBRARY

Address : 85-41 FOREST PKWY.

Borough : QUEENS Agency's Number : WN

Area Sq Ft : 8,864 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 15-Jan-2020 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 8856 Lot : 85 BIN : 4181578

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$153,300	\$179,900
Interior Architecture	\$39,600	
Electrical		\$9,600
Mechanical		\$254,100
Total	\$192,900	\$443,600
Importance Code A	\$153,300	\$179,900
Importance Code B	\$39,600	\$263,800
Total	\$192,900	\$443,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$70,200		\$1,400	
Interior Architecture	\$60,400		\$3,100	\$1,200
Electrical	\$9,300	\$200	\$300	\$400
Mechanical	\$7,200	\$1,400	\$3,200	\$1,400
Site Enclosure	\$5,800			
Site Pavements	\$1,000			
Total	\$153,900	\$1,600	\$8,000	\$3,000
Importance Code A	\$71,100	\$900	\$2,300	\$900
Importance Code B	\$45,600	\$700	\$5,700	\$1,300
Importance Code C	\$37,200			\$800
Total	\$153,900	\$1,600	\$8,000	\$3,000



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

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

Asset #: 13321

chitecture	Curren	Future Replacement		М	Maintenance			
stem Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priori	
erior								
Exterior Walls								
Cast Stone/Terra Cotta	Location: Throug Vegetation Growth,	\$11,800 Erod, Extent : Moder hout All Facades Extent : Moderate, op Horizontal Band		•	5	\$5,200		
Masonry Brick			LIEE	* *		Ø10 400		
Masonry: Brick	Location : All Fac		-	cted : 25%	5	\$19,400		
	Other Observation, Extent : Light, Area Affected : 10% Location : Wall Between Low Roof And Main Roof At Rear Explanation : Covered With Temporary Membrane							
Masonry: Limestone	10% 0-2	\$26,400	LIFE	**	5	\$1,700		
Masonry. Emiestone	Joint Mortar Miss/I Location: Base C Staining/Discolorin	10% 0-2 \$26,400 LIFE 5 \$1,700 Soint Mortar Miss/Erod, Extent: Moderate, Area Affected: 20% Location: Base Of Building At All Facades Staining/Discoloring, Extent: Moderate, Area Affected: 20% Location: Throughout						
Windows								
Aluminum	_	\$1,800 ments, Extent : Seve m Room In Basemer			5	\$1,000		
Metal Louvers	10%		2034	* *	10	\$1,400		
Parapets						•		
Cast Stone/Terra Cotta	Location : Upper Other Observation, Location : Upper	Extent : Moderate,	Area Affecte	ed : 20%	5	\$2,800		
Masonry: Brick Roof	90% Now Joint Mortar Miss/I Location : All Fac Other Observation, Location : Betwee	\$20,300 Erod, Extent : Moder ades Interior And E Extent : Severe, Are n Lower And Upper ered With Temporal	LIFE rate, Area A xterior Para a Affected: Roof	* * ffected : 20% upets 15%	5	\$3,200		
Modified Bitumen	100% Now	\$89,900	2031	\$179,900			1	
Modified Bituilien	Alligatoring, Extent Location: Throug Drains Inad/Mispos Location: Upper	: Light, Area Affect hout n, Extent : Severe, A	ed : 50% Irea Affecte	d : 35%			1	
	_	of Flashing Worn An		ceica . 7570				

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.

Asset #: 13321

Architecture		Current F	Repair	Futui	re Replacement	M	laintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
nterior	•			•						
Floors										
Carpet	35%			2030	\$64,200	3	\$7,000			
Cast in Place Concrete	5%			LIFE	* *	5	\$2,900			
Ceramic Tile	5%			2034	* *	5	\$700			
Sheet Vinyl/Rubber	5%			2036	* *	5	\$1,000			
Vinyl Tile	25%			2036	* *	3	\$1,200			
Vinyl Tile 9" X 9"		Now	\$39,600	2041	* *	3	\$1,200			
		ıbstrate, Ex ı : Basment	tent : Severe, Area Corridor	Affected	d : 25%					
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 30%					
			and Program Room							
Interior Walls										
Ceramic Tile	5%			2040	* *	5	\$1,700			
Concrete Masonry Unit	5%			LIFE	* *	5	\$1,300			
Plaster	85%	Now	\$24,600	LIFE	* *	5	\$8,500			
	Cracking/	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location	: Staff Bat	hroom In Basemen	t, Loung	e At Window, And	Mechani	ical Room At			
	Window									
			xtent : Severe, Are							
	Location Window	: Staff Bat	hroom In Basemen	t, Loung	e At Window, And	Mechani	ical Room At			
Wood	5%			LIFE	* *	5	\$13,300			
Ceilings										
Gypsum Board	80%			LIFE	* *	5-10	\$36,500			
Plaster	20%	Now	\$3,800	LIFE	* *	5	\$1,700			
	_	_	Extent: Severe, A							
	Location	: Staff Bat	hroom In Basemen	t And M	echanical Room					
		_	: Severe, Area Aff							
	Location	: Staff Bat	hroom In Basemen	t, Loung	e And Mechanical	Room				
Site Enclosure										
Fence/Gates										
Chain Link	40%			2051	* *					
Iron Picket	15%		\$4,200	2066	* *					
		_	xtent : Light, Area	Affected	: 5%					
	Location	: Through	out							
Iron Picket	45%			2066	* *					
Retaining Walls										
Cast in Place Concrete	100%		\$1,600	2066	* *					
	U	U	Extent: Light, Are							
	Location	: Side Enti	rance To Basemen	t From S	idewalk					
Site Pavements										
Public Sidewalk										
Cast in Place Concrete	100%			2036	* *					

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

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

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QUEENS PUBLIC LIBRARY - 039 WOODHAVEN BRANCH LIBRARY

Asset #: 13321

Architecture	Current Repair			re Replacement	M		
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2-4 \$1,000 2044 **

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

Location: Throughout

Spalling, Extent: Light, Area Affected: 5% Location: Steps At Rear From Side Yard

Electrical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment Molded Case Bkrs	100% Other Observation, Extent : Light, Area		\$1,600 100%	5	\$200	
	Location: Electrical Room In Basema	ent				
D	Explanation : One 400 Amperes					
Raceway Conduit	95%	2031	\$32,300	1		
Conduit	5%	2031	\$32,300 * *	1		
Panelboards	570	2041		1		
Fused Disc Sw	5%	2030	\$800	5		
Molded Case Bkrs	85%	2030	\$13,800	5	\$200	
Molded Case Bkrs	10%	2039	**	5	\$	
Wiring						
Braided Cloth	25% 2-4 \$7,500	2056	* *	1		
	Insulation Aged, Extent : Moderate, Ar Location : Basement	ea Affected :	100%			
Thermoplastic	25%	2041	* *	1		
Thermoplastic	50%	2031	\$15,000	1		
Motor Controllers						
Locally Mounted	100%	2029	\$16,400	5	\$100	
Ground						
Grounding Devices	1000/		* *	_	4.00	
Generic	100%	LIFE	**	5	\$300	
Lighting						
Interior Lighting Fluorescent	90%	2039	* *	10	\$7,300	
Fluorescent	T-8 Lamps And Fixtures, Extent : Light Location : Basement And First Floor		ted : 100%	10	\$7,300	
Fluorescent	10% Other Observation, Extent : Light, Area Location : First Floor	2031 a Affected : A	\$9,600 100%	10	\$800	
D 1:1:	Explanation: Using T-8 Lamps					
Egress Lighting	500/	2026	¢ (500	10	¢1 100	
Emergency, Battery	50% 50%	2026 2026	\$6,500 \$2,200	10 10	\$1,100 \$300	
Exit, Battery	JU70	2020	\$2,200	10	\$300	

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

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

Asset #: 13321

Electrical	Current	Current Repair		e Replacement	Maintenance			
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Alarm								
Security System								
No Component	70%							
Generic	30%		2031	\$8,700	1	\$1,000		
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%		2031	\$29,800	1-3	\$1,700		

Mechanical		Current Re	pair	Futur	e Replacement	M					
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Heating											
Energy Source											
Natural Gas	100%			2051	* *	1					
Conversion Equipment	1000/			2026	* *		ФО ООО				
Steam Boiler	100%	100% 2036 ** 1 \$8,800 Other Observation, Extent: Light, Area Affected: 100%									
			ent : Lignt, Area Boiler Room	Ајјестеа	: 100%						
			Boiler Koom								
Distribution	Ехріапа	tion: 1 Unit									
Steam Piping/Pump	100%	0-2	\$800	2041	* *						
Steam 1 iping/1 ump			xtent : Moderate,		fected · 70%						
		_	Boiler Room	11, 00, 11))							
Terminal Devices											
Air Handler	30%			2026	\$37,900	1	\$1,600				
Convector/Radiator	70%			2029	\$33,700	1	\$2,000				
Air Conditioning					+/:		7 7				
Energy Source											
Electricity	100%			2039	* *	1					
Conversion Equipment											
Int Pkg Unit -	90%			2029	\$172,200	2	\$500				
Heating/Cooling											
	-	R-22 Refrigerant, Extent : Light, Area Affected : 100%									
	Location	: Basement									
No Component	10%										
Heat Rejection											
Dry Cooler	100%	0-2	\$900	2031	\$44,000	2	\$4,900				
			tent : Moderate, .	Area Affe	ected : 100%						
	Location										
	Explana	tion : No Pip	e Insulation								
Ventilation											
Distribution 1/D:ss	1000/			LIEE	* *	2.5	67.000				
Ductwork/Diffusers	100%			LIFE	<i>*</i> *	2-5	\$7,800				
Exhaust Fans	70%			2031	¢22.400	2	\$200				
Interior Roof	70% 30%			2031	\$22,400 \$4,500	2 2	\$200 \$100				
Plumbing	30%			2020	\$4,300		\$100				

Plumbing

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

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

Asset #: 13321

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2041	* *	1		
Galvanized Steel	50%			2029	\$19,700	1		
Water Heater								
Gas Fired	100%			2026	\$5,500	2	\$100	
Sanitary Piping								
Cast Iron	100%	0-2	\$1,300	LIFE	* *	1		
	Blockage .	/Clogged, E	Extent : Moderate,	Area Affe	ected : 5%			
	Location	: Basemen	t Bathroom					
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

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

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

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QUEENS PUBLIC LIBRARY - FY 2021 Print Date: 08-Sep-2020

Asset Name : WOODSIDE BRANCH LIBRARY

: 54-22 SKILLMAN AVE. Address

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$190,100	\$147,900
Interior Architecture		\$33,200
Electrical	\$6,500	\$248,000
Mechanical		\$153,100
Total	\$196,700	\$582,200
Importance Code A	\$190,100	\$147,900
Importance Code B	\$6,500	\$434,400
Total	\$196,700	\$582,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$21,700	\$100	\$1,000	
Interior Architecture	\$103,700		\$700	\$4,100
Electrical	\$10,200	\$3,500	\$1,400	\$1,100
Mechanical	\$13,800	\$8,800	\$2,400	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900

Total	\$153,300	\$16,200	\$9,500	\$10,400
Importance Code C	\$1,700			
Importance Code B	\$129,000	\$15,000	\$7,500	\$9,500
Importance Code A	\$22,600	\$1,200	\$2,000	\$1,000
Total	\$153,300	\$16,200	\$9,500	\$10,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$13,800	\$8,800	\$2,400	\$1,300
Electrical	\$10,200	\$3,500	\$1,400	\$1,100
microi micritecture	\$105,700		Ψ700	Ψ4,100



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

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

Asset #: 13322

chitecture	Current Repa	air	Future	Replacement	М	aintenance	
stem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls		**			_		
Masonry: Brick	85% Now		LIFE	**	5	\$29,900	
	Cracking/Crumbling, Ext Location : East Facade	_	00	d: 10%			
	Joint Mortar Miss/Erod,			Affactad : 50%			
	Location: Throughout	Extent . Moderat	e, Areu	Affecteu . 50/0			
Masonry: Limestone	10% Now	\$92,400	LIFE	* *	5	\$2,600	
Masoniy. Liniestone	Cracking/Crumbling, Ext	. ,		d · 5%	3	\$2,000	
	Location : North Facad		11,5,5 0000				
	Joint Mortar Miss/Erod,		te, Area	Affected: 25%			
	Location: Cornice And			55			
	Staining/Discoloring, Ext	ent : Moderate, .	Area Af	fected : 10%			
	Location: Cornice						
Pre-Cast Concrete	5%		LIFE	* *	5	\$5,700	
Windows							
Aluminum	100%		2044	* *	5	\$2,000	
Parapets	720/		LIEE	* *	_	¢.coo	
Masonry: Brick Masonry: Limestone	72% 5%		LIFE LIFE	* *	5 5	\$600 \$100	
Masonry: Limestone				cted : 100%	3	\$100	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Coping						
	Explanation : Coping C	overed With Me	tal				
Metal Panel	3%		2048	* *	5	\$100	
Metal: Cage/Fence	20%		2041	* *	5-10	\$1,400	
Roof							
Asphalt Shingle	60%		2031	\$40,700	10	\$1,800	
Modified Bitumen	40% Now		2028	\$107,200			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5% Location : Over Staff Restroom						
	Water Penetration, Exten		ea Affer	cted · 5%			
	Location : Over Staff Re		-a 11,,, cc				
Soffits	30						
Masonry: Limestone	100% 4+	\$200	LIFE	* *	5		
	Joint Mortar Miss/Erod,	Extent : Light, A	rea Affe	ected : 5%			
	Location : 55 Street						

Interior

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

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

Asset #: 13322

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior Floors								
Carpet	A00/2	Now	\$99,800	2030	\$99,800	3	\$10,800	
Carpet			amage, Extent : Se			3	\$10,000	
		i : Various	umuge, zmem . se	, 0, 0, 11, 0	, a 11,50 colou : 0 0 7 0			
	Staining/L	Discoloring,	Extent : Severe, A	rea Affec	cted : 20%			
		ı : Various		00				
	Uneven Si	ubstrate, Ex	tent : Severe, Area	Affected	l : 30%			
	Location	ı : Various						
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	\$33,200	3	\$1,800	
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$1,200	
Concrete Masonry Unit				LIFE	* *	5	\$1,000	
Plaster	80%		#1.100	LIFE	* *	5	\$6,000	
Plaster		Now	\$1,100	LIFE	**	5	\$400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Boiler Room							
			oom xtent : Moderate, A	Area Affa	cted : 10%			
		ieiraiion, E 1 : Boiler R		пси Ајје	сиси . 10/0			
Ceilings	Locarion	Doner R	~~···•					
AcousTileSusp.Lay-In	5%			2041	* *	5	\$900	
Exposed Struc: Wood	35%			LIFE	* *	_	4,00	
Plaster	55%			LIFE	* *	5	\$6,500	
Plaster	5%		\$1,300	LIFE	* *	5	\$600	
			Extent : Moderate		ffected : 10%			
			oom And Staff Rest					
			xtent : Moderate, A		cted : 10%			
-	Location	i : Boiler R	oom And Staff Rest	room				
Site Enclosure								
Fence/Gates	1000			20.52	ala -i-			
Iron Picket	100%			2063	* *			
Retaining Walls	10007			2062	* *			
Cast in Place Concrete	100%			2063	T T			
Site Pavements Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways	10070			2071				
Cast in Place Concrete	100%			2041	* *			
- Cust III I luce Colletete	100/0			2071				

Electrical	Current Re	pair F	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date E Total (Years)	Estimated Cost Y	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 13322

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2028	\$1,600	5	\$300	
	Other Observation, Extent : Moder	ate, Area Affected	d: 100%			
	Location : Electrical Room					
	Explanation : Main Service Rated	l At 400 Amperes				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2028	\$35,000	5	\$300	
Raceway						
Conduit	50%	2028	\$17,000	1		
Conduit	50%	2048	* *	1		
Panelboards						
Fused Disc Sw	10%	2044	* *	5		
Molded Case Bkrs	50%	2044	* *	5	\$200	
Molded Case Bkrs	40%	2027	\$6,500	5	\$100	
Wiring						
Braided Cloth	30% 2-4 \$9,0	00 2053	* *	1		
	Insulation Aged, Extent : Moderate	, Area Affected :	100%			
	Location: Upper Floors					
Thermoplastic	70%	2048	* *	1		
Ground	, , , ,					
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
	Other Observation, Extent : Moder		d: 100%	-	*	
	Location : Basement	, 33				
	Explanation: Connected To Meta	ıl Water Pipe				
Lighting	···	· · · · · · · · · · · · · · · · · · ·				
Interior Lighting						
Fluorescent	95%	2028	\$124,200	10	\$10,500	
	T-8 Lamps And Fixtures, Extent: N				4-0,000	
	Location : Throughout The Buildi		,			
Fluorescent	5%	2023	\$6,500	10	\$600	
Tuorescent	T-12 Lamps And Fixtures, Extent:				\$000	
	Location: Basement	Mouerale, Area A	1)јестей . 100%	,		
	Location . Basement					
Egress Lighting	500/	2022	* *	10	¢1.500	
Emergency, Battery	50%	2033	* *	10	\$1,500	
Exit, Service	50%	2033		1		
Exterior Lighting	1000/	2020	Φ40. 2 00	1.0		
HID	100%	2028	\$49,300	10		
Alarm						
Security System	1000/			_	.	
Generic	100%	2028	\$39,500	1	\$4,500	
	Other Observation, Extent : Moder	ate, Area Affected	d: 100%			
	Location: Outside And Inside	_				
	Explanation: CCTV Surveillance	Cameras And In	trusion Alarm			

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

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

Asset #: 13322

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

Mechanical	Current Repair	Future Re _l	placement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Natural Gas	100%	2048	* *	1		
Conversion Equipment						
Furnace	40% Other Observation, Extent : Light, A Location : Roof	2033 rea Affected : 409	**	1	\$2,400	
	Explanation: 1 Rooftop Package U	Init				
Steam Boiler	60% Recent Installation, Extent : Light, A Location : Boiler Room			1	\$7,200	
	Other Observation, Extent: Light, A Location: Basement Boiler Room Explanation: 1 Unit	rea Affected : 60%	%			
Distribution Central Plant Steam Piping/Pmp	60% Now \$12,40	0 2038	* *	4	\$400	
r iping r mp	Leak Evident, Extent : Severe, Area . Location : Throught	Affected : 60%				
No Component	40%					
Terminal Devices Convector/Radiator No Component	60% 40%	2033	* *	1	\$2,300	
Air Conditioning						
Energy Source Electricity	100%	2036	* *	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%	2028	\$153,100	2	\$700	
	R-22 Refrigerant, Extent : Light, Are Location : Roof	ea Affected : 100%	6			
Ventilation Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$6,700	
Exhaust Fans Roof	100%	2033	* *	2	\$400	
Plumbing	100/0	2000			Ψ.00	

Plumbing

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

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

Asset #: 13322

Mechanical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2038	* *	1		
Water Heater						
Gas Fired	100%	2023	\$7,500	2	\$200	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Non-Submersible	100%	2028	\$1,900	4	\$300	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Gearless Traction	100%	LIFE	* *			
	Other Observation, Extent : Light, A	lrea Affected :	100%			
	Location: 1, Mezzanine, 2					
	Explanation: 1 Unit					

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

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

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