

Print Date : 05-Sep-2013

QUEENS PUBLIC LIBRARY - FY 2014

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 : 29-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 11319 **Lot** : 1 **BIN** : 4855031

CAPITAL**Total**

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$17,200	\$2,700		
Interior Architecture	\$22,600	\$17,300	\$1,800	
Electrical	\$1,700	\$1,700	\$1,700	\$1,400
Mechanical	\$13,500	\$2,300	\$7,400	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$58,900	\$27,900	\$14,900	\$8,000
Priority A	\$17,200	\$2,700		
Priority B	\$21,500	\$18,800	\$13,100	\$8,000
Priority C	\$20,300	\$6,300	\$1,800	
Total	\$58,900	\$27,900	\$14,900	\$8,000



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

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

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

QUEENS PUBLIC LIBRARY - 039
CAMBRIA HEIGHTS COMMUNITY LIBRARY

Asset # : 14110

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$13,100	A
Metal Panel	5%			2050	**	5-10	\$5,000	A
Pre-Cast Concrete	10%			LIFE	**	5	\$9,500	A
Window Wall	40%			2054	**	5	\$21,800	A
Windows								
Aluminum	100%			2046	**	5	\$5,500	A
Parapets								
Metal Panel	5%			2050	**	5	\$100	A
Pre-Cast Concrete	45%			LIFE	**	5	\$2,700	A
No Component	50%							D
Roof								
Modified Bitumen	10%	Now	\$3,100	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section Over Northeast Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Northeast Corner In Childrens Area</i>								
Modified Bitumen	90%			2032	**	10	\$19,300	A
Interior								
Floors								
Carpet	55%			2025	**	3	\$19,000	C
Cast in Place Concrete	10%			LIFE	**	5	\$10,100	C
Ceramic Tile	5%			2037	**	5	\$1,200	C
Vinyl Tile	30%			2032	**	3	\$2,600	C
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$3,800	C
Ceramic Tile	5%			2037	**	5	\$800	C
Concrete Masonry Unit	25%			LIFE	**	5	\$3,000	C
Gypsum Board	60%			LIFE	**	5-10	\$15,400	C
Ceilings								
AcousTileSusp.Lay-In	95%			2041	**	5	\$21,900	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$2,300	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2050	**	5	\$100	B

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Raceway								
Conduit	100%			2050	**	1		B
Panelboards								
Fused Disc Sw	30%			2046	**	5	\$100	B
Molded Case Bkrs	70%			2046	**	5	\$300	B
Wiring								
Thermoplastic	100%			2050	**	1		B
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	30%			2032	**	10	\$4,200	B
			<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Bookcase Section</i>					
Fluorescent	30%			2032	**	10	\$4,200	B
			<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fluorescent	40%			2032	**	10	\$5,600	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Compact Fluorescent Lamps</i>					
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,900	B
Exit, LED	50%			2059	**	1		B
Exterior Lighting								
HID	100%			2032	**	10		B
Alarm								
Security System								
Generic	100%			2032	**	1	\$5,800	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : C C T V Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$9,500	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detector</i>					

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

Heating

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QUEENS PUBLIC LIBRARY - 039
CAMBRIA HEIGHTS COMMUNITY LIBRARY

Asset # : 14110

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$7,600	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2046	**	4	\$800	B
Terminal Devices								
Air Handler	90%			2032	**	1	\$8,600	B
Convactor/Radiator	10%			2037	**	1	\$500	B
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		B
Conversion Equipment								
Int Pkg Unit - Cooling	100%			2025	**	2	\$1,000	B
Heat Rejection								
Remote Air Cond	100%			2029	**	2	\$10,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,600	B
Exhaust Fans								
Interior	70%			2029	**	2	\$300	B
Roof	30%			2029	**	2	\$100	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		B
Water Heater								
Gas Fired	100%			2022	\$4,100	2	\$200	B
Sanitary Piping								
Cast Iron	100%	Now	\$1,900	LIFE	**	1		B
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vent Piping Not Working Properly</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$1,300	B
Backflow Preventer								
Generic	100%			2032	**	1	\$1,000	B
Fixtures								
Generic	100%							B
Vertical Transport								

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CAMBRIA HEIGHTS COMMUNITY LIBRARY
Asset # : 14110

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B-1</i>								
<i>Explanation : One Unit</i>								
<hr/>								
Fire Suppression								
Standpipe								
Generic	100%			2050	* *	1-5	\$7,800	B
<hr/>								
Sprinkler								
No Component	70%							D
Generic	30%			2050	* *	1-2	\$1,300	B

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Print Date : 05-Sep-2013

QUEENS PUBLIC LIBRARY - FY 2014

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 : 17-May-2010 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1M,2,3
Block : 5043 **Lot** : 11 **BIN** : 4114282

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$36,200	\$180,800
Interior Architecture		\$160,800
Electrical	\$42,900	
Mechanical		\$157,800
Total	\$79,100	\$499,400
Priority A	\$36,200	\$180,800
Priority B	\$42,900	\$318,500
Total	\$79,100	\$499,400

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$10,400	\$5,800	\$9,100	
Interior Architecture	\$6,200		\$12,500	
Electrical	\$6,200	\$12,500	\$9,400	\$6,200
Mechanical	\$15,000	\$23,800	\$20,900	\$24,700
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$45,700	\$50,100	\$59,700	\$38,800
Priority A	\$10,400	\$5,800	\$9,100	
Priority B	\$31,500	\$44,200	\$38,200	\$38,800
Priority C	\$3,800		\$12,500	
Total	\$45,700	\$50,100	\$59,700	\$38,800



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$7,600	A
Metal/Glass Curt Wall	48%			LIFE	**	5	\$34,300	A
Metal Coiling Doors	3%			2034	**	5	\$3,600	A
Granite Panels	27%			LIFE	**	5	\$7,700	A
Window Wall	2%			2051	**	5	\$2,900	A
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Doors</i>								
Windows								
Aluminum	98%			2037	**	5	\$18,100	A
Metal Louvers	2%			2030	**	10	\$2,300	A
Parapets								
Masonry: Brick	5%			LIFE	**	5	\$200	A
Metal/Glass Curt Wall	50%			2041	**	5	\$8,800	A
Metal Rail	35%			2034	**	5-10	\$28,700	A
Granite Panels	10%	Now	\$3,000	LIFE	**	5	\$500	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	90%	Now	\$36,200	2021			\$180,800	A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Bulkheads</i>								
Plaza Roof: Stone Panels	8%	Now	\$7,400	2041	**			A
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Conference Room A</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Steps Over Conference Room A</i>								
<i>Explanation : Deteriorated Joints</i>								
Skylight, Plastic	2%			2034	**	1		A
Interior								
Floors								
Carpet	30%			2020			\$127,900	C
Cast in Place Concrete	10%			LIFE	**	5	\$15,600	C
Ceramic Tile	5%			2030	**	5	\$3,600	C
Granite Panels	30%			LIFE	**	5	\$16,100	C
Vinyl Tile	20%			2026	**	3	\$5,400	C
Wood	5%			2049	**	5	\$6,700	C
Interior Walls								
Ceramic Tile	5%			2030	**	5	\$4,000	C
Concrete Masonry Unit	15%			LIFE	**	5	\$4,800	C
Glass: Single Pane	10%			LIFE	**	5	\$6,100	C
Gypsum Board	60%			LIFE	**	5	\$29,000	C
Metal Panel	5%			LIFE	**			C
Wood	5%			LIFE	**	5	\$16,100	C

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%	Now	\$2,400	2034	**	5	\$3,600	B
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Conference Room A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Conference Room A</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,100	B
Gypsum Board	20%			LIFE	**	5	\$17,900	B
Metal Panel	15%			LIFE	**	5	\$13,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Suspension Panels</i>								
Metal Panel	25%			LIFE	**	5	\$22,300	B
Wood	20%			LIFE	**	5	\$125,000	B

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5	\$200	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated @ 4000 Amps</i>								
Transformers								
Dry Type	100%			2034	**	5	\$200	B
Switchgear / Switchboard								
Fused Disc Sw	100%			2041	**	5	\$200	B
Raceway								
Conduit	100%			2041	**	1		B
Panelboards								
Fused Disc Sw	5%			2037	**	5	\$100	B
Molded Case Bkrs	95%			2037	**	5	\$1,200	B
Wiring								
Thermoplastic	100%			2041	**	1		B
Motor Controllers								
Locally Mounted	10%			2034	**	5		B
Motor Control Center	90%			2034	**	5	\$1,200	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Metal Water Pipe</i>								
Stand-by Power								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	**	1	\$14,700	B
Generators								
Diesel	100%			2030	**	1	\$18,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Onan Diesel Genset, No Available Rating</i>								
Batteries								
Nickel Cadmium	100%			2016	\$600	5	\$10,600	B
Fuel Storage								
Day Tank	50%			2037	**	5	\$4,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 75 Gallon Tank</i>								
Main Tank	50%			2049	**	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3000 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2026	**	10	\$42,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2026	**	10		B
Egress Lighting								
Exit, LED	100%			2049	**	1		B
Exterior Lighting								
HID	100%			2026	**	10	\$200	B
Alarm								
Security System								
Generic	100%			2026	**	1	\$17,900	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2026	**	1-3	\$11,800	B

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	**	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	100%			2034	**	1	\$23,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units - Providing Chilled Water Also</i>								
<hr/>								
Distribution								
Hot Wtr Piping/Pump	100%			2037	**	4	\$2,400	B
<hr/>								
Terminal Devices								
Air Handler	60%			2026	**	1	\$17,700	B
Convactor/Radiator	30%			2034	**	1	\$4,600	B
Unit Heater-Stm/HW	10%			2026	**	4	\$400	B
<hr/>								
Air Conditioning								
Energy Source								
Natural Gas	100%			2041	**	1		B
<hr/>								
Conversion Equipment								
Absorption Chiller/Direct Fire	100%			2026	**	1	\$51,700	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : Combination Heater - Chiller Units</i>								
<hr/>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2041	**	4	\$2,400	B
<hr/>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	**	1	\$29,600	B
<hr/>								
Heat Rejection								
Water Cool Tower	100%			2022	\$157,800	2	\$48,100	B
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,600	B
<hr/>								
Exhaust Fans								
Interior	95%			2026	**	2	\$1,400	B
Roof	5%			2021	\$2,200	2	\$100	B
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		B
<hr/>								
Water Heater								
Electric	100%			2019	\$8,500	4	\$400	B
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
<hr/>								
Sewage Ejector(s)								
Electric	100%			2026	**	4	\$1,300	B
<hr/>								
Backflow Preventer								
Generic	100%			2026	**	1	\$3,000	B
<hr/>								
Fixtures								
Generic	100%							B

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport Elevators Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : C, M, L, 1-3</i>								
<i>Explanation : Two Units</i>								
Fire Suppression Sprinkler Generic	100%			2041	* *	1-2	\$13,400	B

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

Maintenance \$ are aggregated over a 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 : 05-Sep-2013

QUEENS PUBLIC LIBRARY - FY 2014

Asset Name : LANGSTON HUGHES COMMUNITY LIB. & 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 : 16-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1695 **Lot** : 39 **BIN** : 4437193

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Mechanical		\$92,600
Total		\$92,600
Priority B		\$92,600
Total		\$92,600

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture		\$6,700		\$27,700
Interior Architecture	\$15,800	\$19,900	\$2,300	\$800
Electrical	\$1,700	\$2,100	\$1,700	\$22,600
Mechanical	\$5,400	\$7,900	\$6,100	\$12,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,800	\$40,500	\$14,000	\$67,600
Priority A		\$6,700		\$27,700
Priority B	\$13,900	\$24,500	\$11,700	\$39,200
Priority C	\$12,900	\$9,300	\$2,300	\$800
Total	\$26,800	\$40,500	\$14,000	\$67,600



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

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

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

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

Asset # : 4519

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	83%			LIFE	**	5	\$24,500	A
Masonry: Granite	2%			LIFE	**	5	\$400	A
Metal Panel	10%			2043	**	5-10	\$20,300	A
Window Wall	5%			2043	**	5	\$5,500	A
Windows								
Aluminum	95%			2039	**	5	\$2,800	A
Glass Block	5%			LIFE	**	5	\$100	A
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5	\$1,100	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Covered With Tar</i>								
Masonry: Brick	45%			LIFE	**	5	\$1,300	A
Metal Panel	3%			2043	**	5	\$300	A
Metal Rail	15%			2036	**	5-10	\$7,800	A
Pre-Cast Concrete	2%			LIFE	**	5	\$400	A
Roof								
Metal Panel	5%			2036	**	10	\$2,000	A
Modified Bitumen	90%			2028	**	10	\$19,200	A
Sloped Glazing	5%			LIFE	**	5	\$14,200	A
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Auditorium</i>								
Interior								
Floors								
Carpet	45%			2022	\$81,100	3	\$20,400	C
Carpet	5%	Now	\$9,000	2025	**	3	\$2,300	C
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Research Center</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Research Center</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Research Center</i>								
Ceramic Tile	15%			2032	**	5	\$4,500	C
Vinyl Tile	30%			2028	**	3	\$3,400	C
Wood	5%			2051	**	5	\$2,800	C
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$4,200	C
Gypsum Board	5%	Now	\$3,900	LIFE	**	5	\$1,300	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair A, Research Center</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair A, Research Center</i>								
Gypsum Board	70%			LIFE	**	5	\$17,500	C

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

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

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

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

Asset # : 4519

Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2036	**	5	\$21,200	B
Exposed Struc: Steel	5%			LIFE	**			B
Gypsum Board	15%	Now	\$2,900	LIFE	**	5	\$5,700	B
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Stair A</i>								
Wood	10%			LIFE	**	5	\$26,400	B
Electrical								
Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$100	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	**	5	\$500	B
Raceway								
Conduit	100%			2043	**	1		B
Panelboards								
Fused Disc Sw	5%			2039	**	5		B
Molded Case Bkrs	95%			2039	**	5	\$500	B
Wiring								
Thermoplastic	100%			2043	**	1		B
Motor Controllers								
Locally Mounted	100%			2036	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	B
Lighting								
Interior Lighting								
Fluorescent	94%			2028	**	10	\$17,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2028	**	10	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Incandescent	2%			2028	**	2		B

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

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

Asset # : 4519

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Lighting								
Egress Lighting								
Emergency, Battery	50%			2028	**	10	\$2,400	B
Exit, LED	50%			2051	**	1		B
Exterior Lighting								
HID	100%			2028	**	10	\$100	B
Alarm								
Security System								
No Component	30%							D
Generic	70%			2028	**	1	\$5,300	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Inside And Outside</i>					
			<i>Explanation : C C T V Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$12,500	B
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Horns, Strobe Lights, Manual Pull Stations And Smoke Detectors.</i>					
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2033	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2028	**	1	\$10,000	B
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$1,500	B
Terminal Devices								
Air Handler	60%			2028	**	1	\$7,500	B
Convactor/Radiator	40%			2036	**	1	\$2,600	B
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		B

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

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

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

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

Asset # : 4519

Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2024	\$92,600	2	\$300	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>							
	<i>Location : 1 Unit For Auditorium</i>							
Reciprocating Compr/Chiller	80%			2028	**	1	\$7,500	B
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>							
	<i>Location : Basement</i>							
	<i>Other Observation, Extent : Light, Area Affected : 80%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : 2 Units</i>							
Distribution								
Chilled Wtr Pipe/Pump	80%			2043	**	4	\$1,200	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	80%			2028	**	1	\$10,000	B
No Component	20%							D
Heat Rejection								
Air Condenser Unit	100%			2028	**	2	\$14,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,300	B
Exhaust Fans								
Roof	70%			2028	**	2	\$400	B
Roof	30%			2028	**	2	\$200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		B
Water Heater								
Gas Fired	100%			2018	\$5,400	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sewage Ejector(s)								
Electric	100%			2028	**	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : B, 1, 2.</i>							
	<i>Explanation : 1 Unit</i>							
Fire Suppression								

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

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

Asset # : 4519

Mechanical	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression Sprinkler								
Generic	100%			2043	* *	1-2	\$5,700	B

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

Maintenance \$ are aggregated over a 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 : 05-Sep-2013

QUEENS PUBLIC LIBRARY - FY 2014

Asset Name : LONG ISLAND CITY COMMUNITY LIBRARY
 Address : 37-44 21ST STREET
 Borough : QUEENS Agency's Number : LIC
 Program / Asset # : OPL0005.000 / 14111 Yr Built/Renovated : 2007 /
 Area Sq Ft : 19,327 Project Type : QUEENS PUBLIC LIBRARY
 Date of Survey : 31-Jul-2013 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1,2
 Block : 363 Lot : 1 BIN : 4463561

CAPITAL

Total

Priority

Total

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$76,900	\$5,900		
Interior Architecture	\$22,600	\$15,300	\$3,700	
Electrical	\$2,000	\$1,700	\$1,800	\$1,500
Mechanical	\$11,000	\$4,000	\$7,100	\$3,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$116,400	\$30,800	\$16,400	\$9,000
Priority A	\$76,900	\$5,900		
Priority B	\$22,100	\$20,300	\$12,800	\$9,000
Priority C	\$17,500	\$4,600	\$3,700	
Total	\$116,400	\$30,800	\$16,400	\$9,000



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$40,600	A
Metal Panel	5%			2050	**	5-10	\$10,000	A
Granite Panels	5%			LIFE	**	5	\$2,200	A
Pre-Cast Concrete	15%			LIFE	**	5	\$28,300	A
Stucco Cement	5%			2041	**	5	\$3,600	A
Windows								
Aluminum	95%			2046	**	5	\$1,300	A
Glass Block	5%			LIFE	**	5	\$100	A
Parapets								
Metal Panel	5%			2050	**	5	\$400	A
Metal Rail	25%			2041	**	5-10	\$8,700	A
Pre-Cast Concrete	65%			LIFE	**	5	\$15,700	A
Pre-Cast Concrete	5%	Now	\$400	LIFE	**	5	\$600	A
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	Now	\$30,200	2032	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair B, Custodians Office</i>								
Interior								
Floors								
Carpet	30%			2025	**	3	\$10,700	C
Ceramic Tile	15%			2037	**	5	\$3,600	C
Vinyl Tile	55%			2032	**	3	\$4,900	C
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$500	C
Folding Partition	5%			2046	**	5	\$2,200	C
Glass: Single Pane	2%			LIFE	**	5	\$500	C
Gypsum Board	90%			LIFE	**	5-10	\$26,600	C
Ceilings								
AcousTileSusp.Lay-In	90%			2041	**	5	\$21,300	B
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Custodians Office And Stair B</i>								
Gypsum Board	10%			LIFE	**	5-10	\$8,100	B
Electrical								
Current Repair		Future Replacement		Maintenance				
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
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
LONG ISLAND CITY COMMUNITY LIBRARY
Asset # : 14111

Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	**	5	\$400	B
Raceway								
Conduit	100%			2050	**	1		B
Panelboards								
Fused Disc Sw	5%			2046	**	5		B
Molded Case Bkrs	95%			2046	**	5	\$400	B
Wiring								
Thermoplastic	100%			2050	**	1		B
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	B
Lighting								
Interior Lighting								
Fluorescent	60%			2032	**	10	\$8,700	B
		<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2032	**	10	\$2,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Fluorescent	18%			2032	**	10	\$2,600	B
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2032	**	2		B
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,900	B
Exit, Service	50%			2032	**	1		B
Exterior Lighting								
HID	50%			2032	**	10		B
Incandescent	50%			2032	**	2		B
Alarm								
Security System								
Generic	100%			2032	**	1	\$5,900	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						

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

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

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

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

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

Alarm

Fire/Smoke Detection
Generic

100%	2032	**	1-3	\$9,800	B
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source

Natural Gas

100%	2044	**	1		B
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Conversion Equipment

Hot Water Boiler

100%	2037	**	1	\$7,800	B
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100%	2040	**	4	\$1,200	B
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Terminal Devices

Air Handler

90%	2029	**	1	\$8,800	B
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Convactor/Radiator

10%	2037	**	1	\$500	B
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Air Conditioning

Energy Source

Electricity

100%	2040	**	1		B
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Conversion Equipment

Reciprocating
Compr/Chiller

100%	2029	**	1	\$7,300	B
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R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Penthouse

Terminal Devices

Air Handler/Cool/Ht

100%	2029	**	1	\$9,800	B
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Heat Rejection

Air Condenser Unit

100%	2029	**	2	\$11,000	B
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Ventilation

Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$14,000	B
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Exhaust Fans

Roof

100%	2029	**	2	\$500	B
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Plumbing

H/C Water Piping

Brass/Copper

100%	2050	**	1		B
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Water Heater

Gas Fired

100%	2022	\$4,200	2	\$200	B
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Sanitary Piping

Cast Iron

100%	LIFE	**	1		B
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
LONG ISLAND CITY COMMUNITY LIBRARY

Asset # : 14111

Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Backflow Preventer								
Generic	100%			2032	* *	1	\$1,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 1 Unit</i>						

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

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

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

Print Date : 05-Sep-2013

QUEENS PUBLIC LIBRARY - FY 2014

Asset Name : QUEENS CENTRAL LIBRARY
Address : 89-11 MERRICK BOULEVARD
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : QPL0001.000 / 1867 **Yr Built/Renovated** : 1966 / 2012
Area Sq Ft : 239,750 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 18-Jul-2012 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,Ph
Block : 9798 **Lot** : 6 **BIN** : 4209635

CAPITAL	FY 2015 - 2018	FY 2019 - 2024
Exterior Architecture	\$652,700	\$1,001,100
Interior Architecture	\$399,600	\$372,900
Electrical	\$1,617,100	\$525,600
Mechanical	\$2,596,500	\$332,400
Total	\$5,265,800	\$2,232,100
Priority A	\$652,700	\$1,001,100
Priority B	\$4,577,000	\$901,700
Priority C	\$36,100	\$329,300
Total	\$5,265,800	\$2,232,100

EXPENSE	FY 2015	FY 2016	FY 2017	FY 2018
Exterior Architecture	\$27,800	\$8,600		\$21,300
Interior Architecture	\$79,700	\$38,300	\$3,500	\$48,800
Electrical	\$20,200	\$29,100	\$17,700	\$23,900
Mechanical	\$109,500	\$65,300	\$122,400	\$98,900
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$253,100	\$157,100	\$159,400	\$208,600
Priority A	\$27,800	\$8,600		\$21,300
Priority B	\$145,500	\$110,200	\$155,900	\$138,600
Priority C	\$79,700	\$38,300	\$3,500	\$48,800
Total	\$253,100	\$157,100	\$159,400	\$208,600



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$162,900	LIFE	**	5	\$24,000	A
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Admin Area Under Windows</i>								
Granite Panels	5%			LIFE	**	5	\$3,000	A
Panel/Paver: Limestone	50%	2-4	\$250,700	LIFE	**	5	\$30,000	A
<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Entrance</i>								
Pre-Cast Concrete	10%			LIFE	**	5	\$26,000	A
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Discovery Center</i>								
<i>Explanation : Concrete Panels Painted White</i>								
Window Wall	5%			2043	**	5	\$15,000	A
Windows								
Aluminum	25%	Now	\$27,800	2039	**	5	\$2,900	A
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade, Administration Area</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Payroll Room, Administration Area</i>								
Aluminum	75%			2031	**	5	\$17,200	A
Parapets								
Masonry: Brick	30%	Now	\$37,500	LIFE	**	5	\$5,600	A
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Penthouse</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Parapet At Upper Roof At Southwest Side</i>								
Masonry: Limestone	5%			LIFE	**	5	\$1,200	A
Metal Panel	10%			2033	**	5	\$7,200	A
Metal Rail	5%			2028	**	5-10	\$16,700	A
Panel/Paver: Limestone	50%			LIFE	**	5	\$10,200	A

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	25%	Now	\$54,800	2028	**			A
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over I T S Area, 1980 Addition</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition</i>								
Modified Bitumen	60%			2023	\$880,500	10	\$120,600	A
Modified Bitumen	10%	Now	\$146,800	2033	**			A
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Section Of Upper Roof At Southwest Side</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Cafeteria</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Cafeteria</i>								
Skylight, Metal/Glass	5%			2043	**	10	\$33,500	A
Interior								
Floors								
Carpet	35%	4+	\$58,200	2022	\$582,400	3	\$146,400	C
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Cast in Place Concrete	10%	2-4	\$21,400	LIFE	**	5	\$61,000	C
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room Below Discovery Center</i>								
Ceramic Tile	5%			2026	**	5	\$13,900	C
Sheet Vinyl/Rubber	15%			2031	**	5	\$62,700	C
Vinyl Tile	10%			2023	\$268,300	3	\$10,500	C
Under Construction	25%							D
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$6,200	C
Glass: Single Pane	5%			LIFE	**	5	\$5,900	C
Gypsum Board	15%			LIFE	**	5	\$14,100	C
Gypsum Board	10%			LIFE	**	5	\$9,400	C
Plaster	25%	0-2	\$36,100	LIFE	**	5	\$11,700	C
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell 5</i>								
SGFT/Glazed Masonry	5%			LIFE	**			C
Wood	5%			LIFE	**	5	\$31,200	C
Under Construction	25%							D

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QUEENS CENTRAL LIBRARY
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Architecture		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	4+	\$325,900	2043	**	5	\$26,200	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First C And C2 Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First C And C2 Floors</i>								
AcousTileSusp.Lay-In	20%	0-2	\$37,600	2036	**	5	\$27,900	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Payroll Room, Security Office, Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Payroll Room, Its And Corridors Of 1980 Addition, Cafeteria</i>								
Exposed Concrete	5%			LIFE	**	5	\$2,200	B
Exposed Struc: Steel	5%			LIFE	**			B
Metal Panel	5%			LIFE	**	5	\$17,400	B
Plaster	10%			LIFE	**	5	\$17,400	B
Plaster	15%			LIFE	**	5	\$26,200	B
Under Construction	25%							D

Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2053	**	5	\$800	B
Molded Case Bkrs	20%			2023	\$42,100	5	\$1,000	B
Raceway								
Conduit	30%			2023	\$81,500	1		B
Conduit	70%			2053	**	1		B
Panelboards								
Fused Disc Sw	5%			2048	**	5	\$200	B
Fused Disc Sw	10%			2022	\$27,400	5	\$500	B
Molded Case Bkrs	45%			2031	**	5	\$2,300	B
Molded Case Bkrs	30%			2048	**	5	\$1,600	B
Molded Case Bkrs	10%			2039	**	5	\$500	B
Wiring								
Braided Cloth	20%	2-4	\$61,500	2048	**	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	40%			2033	**	1		B
Thermoplastic	10%			2043	**	1		B
Thermoplastic	30%			2053	**	1		B

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Electrical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%			2021	\$51,500	5	\$100	B
Locally Mounted	10%			2043	**	5	\$100	B
Motor Control Center	40%			2028	**	5	\$2,100	B
Motor Control Center	40%			2021	\$206,100	5	\$2,100	B
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$1,500	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Connected To Main Water Pipe</i>						
Generic	50%			LIFE	**	5	\$1,500	B
Stand-by Power								
Transfer Switches								
Automatic	50%			2028	**	1	\$30,300	B
Automatic	50%			2043	**	1	\$30,300	B
Generators								
Diesel	35%			2032	**	1	\$26,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One 187 Kva</i>						
Natural Gas	35%			2019	\$25,900	1	\$26,600	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One 46 Kva</i>						
Under Construction	30%							D
Batteries								
Lead/Acid	35%			2015	\$200	5	\$2,500	B
Lead/Acid	30%			2018	\$200	5	\$2,200	B
Nickel Cadmium	35%			2016	\$200	5	\$15,300	B
Fuel Storage								
Day Tank	50%			2039	**	5	\$18,200	B
Main Tank	50%			2051	**	5	\$2,900	B
Lighting								
Interior Lighting								
Fluorescent	35%			2018	\$411,200	10	\$63,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	20%			2033	**	10	\$36,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	45%			2033	**	10	\$81,000	B
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						

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Electrical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Service	40%			2033	**	1		B
Emergency, Battery	10%			2023	\$8,200	10	\$4,700	B
Exit, LED	30%			2063	**	1		B
Exit, Service	20%			2023	\$6,600	1		B
Exterior Lighting								
HID	70%			2018	\$57,900	10	\$400	B
HID	30%			2031	**	10	\$200	B
Alarm								
Security System								
No Component	70%							D
Generic	30%			2018	\$205,000	1	\$22,000	B
Fire/Smoke Detection								
No Component	65%							D
Generic	35%			2018	\$818,600	1-3	\$43,700	B
Mechanical		Current Repair		Future Replacement		Maintenance		Priority Code
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	**	1		B
Conversion Equipment								
Furnace	5%			2028	**	1	\$4,900	B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Roof Mounted Unit</i>								
Hot Water Boiler	95%			2040	**	1	\$92,400	B
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	95%			2031	**	4	\$13,800	B
No Component	5%							D
Terminal Devices								
Air Handler	70%			2018	\$852,300	1	\$85,000	B
Convactor/Radiator	20%			2028	**	1	\$12,700	B
Unit Heater-Stm/HW	5%			2018	\$72,900	4	\$900	B
No Component	5%							D
Air Conditioning								
Energy Source								
Electricity	10%			2031	**	1		B
Steam/HW System	90%			2033	**	1		B

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Mechanical	Current Repair		Future Replacement		Maintenance		Priority Code	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)		Estimated Cost
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2036	**	1	\$191,200	B
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Penthouse</i>						
		<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Ext Pkg Unit - Heating/Cooling	10%			2023	\$148,900	2	\$1,200	B
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Roof</i>						
Distribution								
Chilled Wtr Pipe/Pump	90%			2033	**	4	\$8,700	B
No Component	10%							D
Terminal Devices								
Air Handler/Cool/Ht	90%			2018	\$863,200	1	\$109,300	B
No Component	10%							D
Heat Rejection								
Remote Air Cond	10%			2023	\$134,900	2	\$13,700	B
Water Cool Tower	90%			2017	\$583,400	2	\$177,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$109,400	B
Exhaust Fans								
Interior	90%			2018	\$224,700	2	\$5,500	B
Roof	10%			2023	\$18,000	2	\$600	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		B
HW Heat Exchanger								
Low Temp	100%	Now	\$1,400	2033	**	4	\$19,500	B
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : At The Valve, Penthouse</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2018	\$10,400	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2023	\$10,400	4	\$2,000	B
Fixtures								
Generic	100%							B
Vertical Transport								

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Vertical Transport Elevators							
Geared Traction	50%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
		<i>Location : C1, C, C2, 1, 2</i>					
		<i>Explanation : Two Units</i>					
Hydraulic	50%			LIFE	* *		C
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>					
		<i>Location : C,1, 2 And C2,1</i>					
		<i>Explanation : 2 Units</i>					
Fire Suppression							
Standpipe							
Generic	100%			2043	* *	1-5	\$99,100 B
Sprinkler							
Generic	100%			2033	* *	1-2	\$55,100 B
Fire Pump							
Generic	100%			2026	* *	1	\$36,700 B

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