Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

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 : 31-Jul-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 676 Lot : 50 BIN : 4011018

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$22,500	
Electrical	\$70,700	\$17,700
Total	\$93,200	\$17,700
Importance Code B	\$93,200	\$17,700
Total	\$93,200	\$17,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$11,400	\$2,300	\$3,600	
Interior Architecture		\$3,000	\$4,800	
Electrical	\$21,100	\$8,700	\$2,000	\$1,800
Mechanical	\$1,700	\$2,600	\$3,500	\$2,600
Total	\$34,200	\$16,600	\$14,000	\$4,400
Importance Code A	\$12,300	\$3,400	\$4,500	\$900
Importance Code B	\$21,900	\$13,300	\$9,500	\$3,600
Importance Code C				
Total	\$34,200	\$16,600	\$14,000	\$4,400



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

Asset #: 13283

Architecture		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
xterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	* *	5	\$22,300	
Granite Panels	3%			LIFE	* *	5	\$500	
Window Wall	5%			2044	* *	5	\$4,500	
Windows								
Aluminum	100%			2040	* *	5	\$7,200	
Parapets						_		
Masonry: Brick	95%			LIFE	* *	5	\$2,800	
Metal Panel	5%		\$600	2044	**	5	\$300	
			s, Extent : Moderat	e, Area A	Affected: 10%			
	Location	ı : Coping 1	At Upper Parapet					
Roof	1000/	3.7	#10.000	2022	* *			
Modified Bitumen	100%		\$10,900	2032				
	•	en/Sput, Ex 1 : Over Sec	ctent : Moderate, Ai	rea А ∏ес	леа : 10%			
				A CC-	-4-1-100/			
		าetration, E า : Over Sec	Extent : Moderate, A	irea Affe	ctea : 10%			
, .	Location	i : Over sec	cona r toor					
terior								
Floors Carpet	20%			2025	\$67,500	3	\$8,000	
Carpet	30%			2023	\$101,200	3	\$12,000	
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%			2037	* *	5	\$1,300	
Terrazzo	5%			LIFE	* *	5	\$1,000	
Vinyl Tile	10%			2019	\$22,500	3	\$1,000	
vinyi ine			Extent : Moderate, A			3	φ1,000	
			um Basement					
	Explana	tion : 9 X 9	Tiles					
Vinyl Tile	25%			2032	* *	3	\$2,500	
Interior Walls	2570			2002			Ψ2,500	
Ceramic Tile	5%			2037	* *	5	\$900	
Concrete Masonry Unit	10%			LIFE	* *	5	\$700	
Glass: Single Pane	5%			LIFE	* *	5	\$700	
Glazed Ceramic Panel	10%			LIFE	* *	J	Ψ,30	
Gypsum Board	25%			LIFE	* *	5	\$2,800	
Plaster	45%			LIFE	* *	5	\$2,500	
Ceilings	-270						+-,- 30	
AcousTileSusp.Lay-In	50%			2037	* *	5	\$13,300	
Exposed Concrete	5%			LIFE	* *	5	\$200	
Gypsum Board	5%			LIFE	* *	5	\$1,700	
Plaster	40%			LIFE	* *	5	\$6,700	
		netration, E	Extent : Moderate, A		cted : 10%	-	+ -,. 30	
		n : Second I						

Maintenance \$ are aggregated over a 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 Rep	air Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts	•	•				
Service Equipment						
Molded Case Bkrs	100%	2024	\$1,500	5	\$500	
	Other Observation, Exter		cted : 100%			
	Location : Electrical R					
	Explanation : Main Ser	vice Switch Rated @ 40	0 Amperes			
Switchgear / Switchboard	400-	-0-4	*** ***	_		
Molded Case Bkrs	100%	2024	\$32,000	5	\$500	
Raceway		-0-4	** ******			
Conduit	70%	2024	\$21,700	1		
Conduit	30%	2050	* *	1		
Panelboards	700/	2022	ф10.400	_	#200	
Molded Case Bkrs	70%	2023	\$10,400 * *	5	\$300	
Molded Case Bkrs	30%	2046	* *	5	\$100	
Wiring	700/ 2.4	¢10.200 2040	* *	1		
Braided Cloth	70% 2-4 Insulation Aged, Extent:	\$19,200 2049		1		
	Location : Throughout		a: 100%			
			de de			
Thermoplastic	30%	2050	* *	1		
Motor Controllers	1000/	2041	ماد ماد	-	#100	
Locally Mounted	100%	2041	* *	5	\$100	
Ground						
Grounding Devices Generic	100%	LIFE	* *	5	\$300	
	10070	LIFE			\$300	
ighting Interior Lighting						
Fluorescent	10%	2024	\$17,700	10	\$1,600	
Tuorescent	T-8 Lamps And Fixtures,			10	φ1,000	
	Location : Basement		9,5			
Fluorescent	40%	2019	\$70,700	10	\$6,500	
Fluorescent	T-12 Lamps And Fixtures				\$0,500	
	Location : 2nd Floor	s, Laieni . Moderdie, Are	eu Tyjecieu . 100%	,		
El	40%	2032	* *	10	Φ.ς. 7.0.0	
Fluorescent	4070	2032		10	\$6,500	
	T-5 Lamps And Fixtures, Location: 1st Floor	Extent : Moderate, Arec	i Ajjeciea : 100%			
			de de		44 400	
Fluorescent	10%	2032	* *	10	\$1,600	
	Other Observation, Exter		cted : 100%			
	Location: Throughout					
Erman L'alet	Explanation : Compact	Flourescent Fixtures				
Egress Lighting	200/	2024	¢7 100	10	¢1 200	
Emergency, Battery	30% 70%	2024	\$7,100	10	\$1,300	
Exit, Service	70%	2024	\$1,800	1		
Exterior Lighting	1000/	2020	* *	10	¢100	
HID	100%	2029	-1· 4·	10	\$100	

Alarm

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

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

Asset #: 13283

Electrical	Current Repair	Future Rep	lacement	Maintenance			
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority	
larm							
Security System							
Generic	100%	2032	* *	1	\$6,700		
	Other Observation, Extent: Mode	rate, Area Affected :	100%				
	Location : Throughout The Build	ling					
	Explanation : C C T V Surveilla	nce Cameras					
Fire/Smoke Detection							
Generic	100%	2032	* *	1-3	\$11,000		
	Other Observation, Extent : Mode	rate, Area Affected :	100%				
	Location : Throughout The Build	ling					
	Explanation: Manual Pull Station	on, Strobe Lights, Ho	rns And Sm	oke Detec	ctors		

Mechanical	Current Repa	ir Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$8,800	
	Other Observation, Extens		: 100%			
	Location: Basement Box	iler Room				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2032	* *	4	\$900	
Terminal Devices						
Convector/Radiator	100%	2029	* *	1	\$5,800	
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Exterior Pkg Unit -	70%	2029	* *	2	\$800	
Cooling						
	Other Observation, Extend	-				
	Location: One On Lowe	-	e Higher Roof			
	Explanation: 2 Units W	ith R-410a Refrigerant				
Split Unit	30%	2029	* *			
Terminal Devices						
Fan Coil - Cooling	30%	2029	* *	1	\$1,700	
No Component	70%					
Heat Rejection						
Remote Air Cond	30%	2029	* *	2	\$3,700	
No Component	70%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$9,900	

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

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

Asset #: 13283

lechanical	Current Repair	Future l	Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Co Total (Years)	ost Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
entilation						
Exhaust Fans						
Interior	50%	2029	* *	2	\$300	
Roof	50%	2029	* *	2	\$300	
umbing						
H/C Water Piping						
Brass/Copper	100%	2044	* *	1		
Water Heater						
Gas Fired	100%	2024	\$4,100	2	\$300	
	Recent Replace Evident, Extent : Lig	ght, Area Affect	ted : 100%			
	Location: Boiler Room					
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Backflow Preventer						
No Component	90%					
Generic	10%	2029	* *	1	\$100	
	Other Observation, Extent : Light, A	rea Affected : .	10%			
	Location : Boiler Room					
	Explanation: For Boiler Only					
Fixtures						
Generic	100%					

Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

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	FY 2018 - 2021	FY 2022 - 2027
Mechanical		\$239,900
Total		\$239,900
Importance Code B		\$239,900
Total		\$239,900

\$10,000	\$18,100	\$13,300	\$25,700
\$10,000	\$18,100	\$13,300	\$25,700
\$4,000	\$14,300	\$5,500	\$4,300
\$14,000	\$32,300	\$18,700	\$29,900
\$3,900	\$3,900	\$3,900	\$3,900
\$5,300	\$5,600	\$7,000	\$7,200
\$1,800	\$1,800	\$2,200	\$2,100
	\$7,700	\$1,100	\$13,400
\$3,000	\$13,300	\$4,500	\$3,300
FY 2018	FY 2019	FY 2020	FY 2021
	\$3,000 \$1,800 \$5,300 \$3,900 \$14,000	\$3,000 \$13,300 \$7,700 \$1,800 \$1,800 \$5,300 \$5,600 \$3,900 \$3,900 \$14,000 \$32,300	\$3,000 \$13,300 \$4,500 \$7,700 \$1,100 \$1,800 \$1,800 \$2,200 \$5,300 \$5,600 \$7,000 \$3,900 \$3,900 \$3,900 \$14,000 \$32,300 \$18,700



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

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

Asset #: 14110

		Current I	Repair	Futur	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	45%			LIFE	* *	5	\$8,000	
Metal Panel	5%			2050	* *	5-10	\$6,100	
Pre-Cast Concrete	10%			LIFE	* *	5	\$5,800	
Window Wall	40%			2054	* *	5	\$26,700	
Windows								
Aluminum	100%			2046	* *	5	\$6,700	
Parapets								
Metal Panel	5%			2050	* *	5	\$100	
Pre-Cast Concrete	45%			LIFE	* *	5	\$1,600	
No Component	50%							
Roof								
Modified Bitumen	10%	Now	\$3,000	2032	* *			
	Miss/Dam	aged Flash	ings, Extent : Mode	erate, Ar	ea Affected : 25%			
	Location	ı : Section (Over Northeast Cor	ner				
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Over No	rtheast Corner In C	Childrens	Area			
Modified Bitumen	90%			2032	* *	10	\$23,600	
	90%			2032	* *	10	\$23,600	
Modified Bitumen nterior Floors	90%			2032	* *	10	\$23,600	
nterior	90%			2032	* * \$195,800	3	\$23,600 \$23,200	
nterior Floors							. ,	
nterior Floors Carpet	55%			2025	\$195,800	3	\$23,200	
nterior Floors Carpet Cast in Place Concrete	55% 10%			2025 LIFE	\$195,800 * *	3 5	\$23,200 \$6,200	
nterior Floors Carpet Cast in Place Concrete Ceramic Tile	55% 10% 5%			2025 LIFE 2037	\$195,800 * * * *	3 5 5	\$23,200 \$6,200 \$1,400	
nterior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile	55% 10% 5%			2025 LIFE 2037	\$195,800 * * * *	3 5 5	\$23,200 \$6,200 \$1,400	
nterior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	55% 10% 5% 30%			2025 LIFE 2037 2032	\$195,800 ** ** **	3 5 5	\$23,200 \$6,200 \$1,400	
Therior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Cast in Place Concrete Ceramic Tile	55% 10% 5% 30%			2025 LIFE 2037 2032 LIFE	\$195,800 ** ** **	3 5 5 3	\$23,200 \$6,200 \$1,400 \$3,200	
Therior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Cast in Place Concrete	55% 10% 5% 30% 10% 5%			2025 LIFE 2037 2032 LIFE 2037	\$195,800 ** ** ** **	3 5 5 3	\$23,200 \$6,200 \$1,400 \$3,200	
Therior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board	55% 10% 5% 30% 10% 5% 25%			2025 LIFE 2037 2032 LIFE 2037 LIFE	\$195,800 ** ** ** **	3 5 5 3	\$23,200 \$6,200 \$1,400 \$3,200 \$900 \$1,800	
Therior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings	55% 10% 5% 30% 10% 5% 25%			2025 LIFE 2037 2032 LIFE 2037 LIFE	\$195,800 ** ** ** **	3 5 5 3	\$23,200 \$6,200 \$1,400 \$3,200 \$900 \$1,800	
Therior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board	55% 10% 5% 30% 10% 5% 25% 60%		. Extent : Moderate	2025 LIFE 2037 2032 LIFE 2037 LIFE LIFE	\$195,800 ** ** ** ** ** **	3 5 5 3	\$23,200 \$6,200 \$1,400 \$3,200 \$1,800 \$6,600	
Therior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Cast in Place Concrete Ceramic Tile Concrete Masonry Unit Gypsum Board Ceilings	55% 10% 5% 30% 10% 5% 25% 60% Staining/L			2025 LIFE 2037 2032 LIFE 2037 LIFE LIFE	\$195,800 ** ** ** ** ** **	3 5 5 3	\$23,200 \$6,200 \$1,400 \$3,200 \$1,800 \$6,600	

Electrical	Current Repair	Future Re	placement	M		
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts		•				•
Service Equipment						
Fused Disc Sw	100%	2050	* *	5	\$100	
	Other Observation, Extent: Mode	rate, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation : Main Service Swite	ch Rated @ 1200 A	mperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2050	* *	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 #: 14110

Electrical	Current Repair	Future R	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	St Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Raceway						
Conduit	100%	2050	* *	1		
Panelboards			ate ate	_	4400	
Fused Disc Sw	30%	2046	* *	5	\$100	
Molded Case Bkrs	70%	2046	**	5	\$300	
Wiring	1000/	2050	* *	1		
Thermoplastic	100%	2050	* *	1		
Motor Controllers	1000/	2041	* *	5	¢100	
Locally Mounted	100%	2041		5	\$100	
Fround Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
ighting	10070	LII L			Ψ300	
Interior Lighting						
Fluorescent	30%	2032	* *	10	\$5,200	
	T-5 Lamps And Fixtures, Extent : Mo Location : Bookcase Section		fected : 100%		,,,,,,,	
Fluorescent	30%	2032	* *	10	\$5,200	
1.40.000011	T-8 Lamps And Fixtures, Extent : Mo Location : Basement		fected : 100%	10	40,2 00	
Fluorescent	40%	2032	* *	10	\$6,900	
	Other Observation, Extent : Moderate Location : 1st Floor	e, Area Affecteo	d : 100%		. ,	
	Explanation: Compact Fluorescent	Lamps				
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$2,300	
Exit, LED	50%	2059	* *	1		
Exterior Lighting						
HID	100%	2032	* *	10	\$100	
Alarm						
Security System	1000/	2022			AF 000	
Generic	100%	2032	**	1	\$7,000	
	Other Observation, Extent: Moderate		i : 100%			
	Location: Throughout The Building					
Fire/Smale Detection	Explanation: C C T V Surveillance	cameras				
Fire/Smoke Detection Generic	100%	2032	* *	1-3	\$11,600	
Generic	Other Observation, Extent : Moderate			1-3	\$11,000	
	Location: Throughout The Building		. 100/0			
	Explanation: Strobe Lights, Manua					

Mechanical	Curi	ent	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea		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.

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

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

Asset #: 14110

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	* *	1	\$9,300	
			xtent : Light, Area	Affected	: 100%			
			t Boiler Room					
	Explanati	on : 1 Uni	t					
Distribution	1000/			2016	de de		#1.100	
Hot Wtr Piping/Pump	100%			2046	* *	4	\$1,400	
Terminal Devices	0.007			2022	ماد ماد		Φ10 5 00	
Air Handler	90%			2032	* *	1	\$10,500	
Convector/Radiator	10%			2037	* *	1	\$600	
Air Conditioning								
Energy Source	1,000/			2046	* *	1		
Electricity	100%			2046		1		
Conversion Equipment	1,000/			2025	¢220,000	2	¢1 200	
Interior Pkg Unit -	100%			2025	\$239,900	2	\$1,200	
Cooling								
Heat Rejection	1,000/			2020	* *	2	¢12.100	
Remote Air Cond	100%			2029		2	\$13,100	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	* *	2-5	\$10,500	
Exhaust Fans	100%			LIFE		2-3	\$10,500	
Exhaust Fans Interior	70%			2029	* *	2	\$400	
Roof	30%			2029	* *	2	\$200	
Plumbing	3070			2029			\$200	
H/C Water Piping								
Brass/Copper	100%			2050	* *	1		
Water Heater	10070			2030		1		
Gas Fired	100%			2022	\$4,300	2	\$300	
Sanitary Piping	10070			2022	Ψ+,500		Ψ300	
Cast Iron	100%	Now	\$2,000	LIFE	* *	1		
Cast Iron			nt : Moderate, Are			1		
			ing Not Working P					
Storm Drain Piping				-r *J				
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	100/0			ти п				
Rigid Piping	100%			2029	* *	4	\$1,600	
Sewage Ejector(s)	100/0			2027		<u>-T</u>	Ψ1,000	
Electric	100%			2029	* *	4	\$1,600	
Backflow Preventer	100/0			2023			Ψ1,000	
Generic	100%			2032	* *	1	\$1,200	
Fixtures	100/0			2032		1	Ψ1,200	
Generic	100%							
Vertical Transport	100/0							

Vertical Transport

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

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

Asset #: 14110

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport							
Elevators	1000/		LIDE	* *			
Hydraulic	100%		LIFE				
	Other Observation, I	Extent : Light, Area	Affected	: 100%			
	Location: B-1						
	Explanation: One	Unit					
Fire Suppression							
Standpipe							
Generic	100%		2050	* *	1-5	\$9,500	
Sprinkler							
No Component	70%						
Generic	30%		2050	* *	1-2	\$1,600	

Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

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 : 13-Jun-2014 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,1m,2,3

Block : 5043 Lot : 11 BIN : 4114282

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$36,800	\$225,700
Interior Architecture		\$232,000
Electrical	\$52,400	
Mechanical		\$166,000
Total	\$89,200	\$623,700
Importance Code A	\$36,800	\$225,700
Importance Code B	\$52,400	\$362,500
Importance Code C		\$35,500
Total	\$89,200	\$623,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$29,900		\$5,400	\$12,800
Interior Architecture	\$23,700	\$4,600		\$15,300
Electrical	\$8,300	\$9,000	\$7,400	\$10,500
Mechanical	\$30,200	\$18,100	\$42,700	\$21,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$100,000	\$39,700	\$63,400	\$67,400
Importance Code A	\$32,800	\$2,900	\$8,400	\$15,700
Importance Code B	\$67,200	\$34,300	\$55,000	\$51,700
Importance Code C		\$2,500		
Total	\$100,000	\$39,700	\$63,400	\$67,400



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a 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 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
xterior	•							
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	\$9,300	
Metal/Glass Curt Wall	48%			LIFE	* *	5	\$41,900	
Metal Coiling Doors	3%			2038	* *	5	\$4,400	
Granite Panels	27%			LIFE	* *	5	\$9,400	
Window Wall	2%			2051	* *	5	\$3,500	
Windows								
Aluminum	98%			2041	* *	5	\$22,200	
Metal Louvers	2%			2034	* *	10	\$2,800	
Parapets								
Masonry: Brick	5%			LIFE	* *	5	\$300	
Metal/Glass Curt Wall	50%			2045	* *	5	\$10,800	
Metal Rail	35%			2038	* *	5-10	\$35,100	
Granite Panels	10%	Now	\$6,400	LIFE	* *	5	\$600	
		ı : Coping Deteriorate	ed, Extent : Modera	te, Area	Affected : 50%			
	Location	ı : Coping						
Roof Built-Up (BUR)	Location 90%		\$36,800	2025	\$183,800			
Built-Up (BUR)	90% Miss/Dan	Now	ings, Extent : Mod					
Built-Up (BUR)	90% Miss/Dam Location	Now paged Flash	ings, Extent : Mod					
Built-Up (BUR)	90% Miss/Dam Location 8 8%	Now paged Flash 1: At Bulkh	ings, Extent : Mod	2045	ea Affected : 25%			
Built-Up (BUR)	90% Miss/Dam Location 8 8% Other Obs	Now haged Flash hage At Bulkh servation, E	ings, Extent : Mode eads	2045	ea Affected : 25%			
Built-Up (BUR)	90% Miss/Dam Location 8 8% Other Obs	Now naged Flash 1: At Bulkh servation, E 1: Over Co	ings, Extent : Mode eads Extent : Moderate, A	2045	ea Affected : 25%			
Built-Up (BUR) Plaza Roof: Stone Panels	90% Miss/Dam Location 8 8% Other Obs Location Explana	Now naged Flash 1: At Bulkh servation, E 1: Over Co tion: Recei	ings, Extent : Mode eads Extent : Moderate, A nference Room A	erate, Ar 2045 Area Affe	ea Affected : 25%	1		
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic	90% Miss/Dam Location 8 8% Other Obs	Now naged Flash 1: At Bulkh servation, E 1: Over Co tion: Recei	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045	* * cted: 10%	1		
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic sterior	90% Miss/Dam Location 8 8% Other Obs Location Explana	Now naged Flash 1: At Bulkh servation, E 1: Over Co tion: Recei	ings, Extent : Mode eads Extent : Moderate, A nference Room A	erate, Ar 2045 Area Affe	* * cted: 10%	1		
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic	90% Miss/Dam Location 8 8% Other Obs Location Explana	Now naged Flash 1: At Bulkh servation, E 1: Over Co tion: Recei	ings, Extent : Mode eads Extent : Moderate, A nference Room A	erate, Ar 2045 Area Affe	* * cted: 10%		\$52,400	
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic tterior Floors	90% Miss/Dam Location 8 8% Other Obs Location Explana 2%	Now naged Flash 1: At Bulkh servation, E 1: Over Co tion: Recei	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045 Area Affe	** cted: 10%	1 3 5		
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic Iterior Floors Carpet Cast in Place Concrete	90% Miss/Dam Location 8 8% Other Obs Location Explana 2% 30% 10%	Now haged Flash has the At Bulkh has ervation, E has to Over Co has to Receive the Receive	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045 Area Affe 2038 2024 LIFE	** ** \$331,400	3	\$19,100	
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic tterior Floors Carpet	90% Miss/Dam Location 8 8% Other Obs Location Explana 2%	Now laged Flash Servation, E Servation Co	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045 Area Affe 2038 2024 LIFE 2034	** ** ** \$331,400 **	3	\$19,100 \$4,400	
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic terior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels	90% Miss/Dam Location 8 8% Other Obs Location Explana 2% 30% 10% 5%	Now laged Flash Servation, E Servation, E Servation : Over Co	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045 Area Affe 2038 2024 LIFE	** ** ** \$331,400 ** **	3 5 5	\$19,100	
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic tterior Floors Carpet Cast in Place Concrete Ceramic Tile	90% Miss/Dam Location 8 8% Other Obs Location Explana 2% 30% 10% 5% 30%	Now laged Flash servation, E lage Co tion: Recei	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045 Area Affe 2038 2024 LIFE 2034 LIFE	** ** \$331,400 ** **	3 5 5 5	\$19,100 \$4,400 \$19,700	
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic aterior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile Wood	90% Miss/Dam Location 8 8% Other Obs Location Explana 2% 30% 10% 5% 30% 20%	Now laged Flash servation, E lage Co tion: Recei	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045 Area Affe 2038 2024 LIFE 2034 LIFE 2030	** ** ** \$331,400 ** ** **	3 5 5 5 3	\$19,100 \$4,400 \$19,700 \$8,700	
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic nterior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile	90% Miss/Dam Location 8 8% Other Obs Location Explana 2% 30% 10% 5% 30% 20%	Now laged Flash servation, E cover Co tion: Recen	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045 Area Affe 2038 2024 LIFE 2034 LIFE 2030	** ** ** \$331,400 ** ** **	3 5 5 5 3	\$19,100 \$4,400 \$19,700 \$8,700 \$8,200	
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic nterior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile Wood Interior Walls Ceramic Tile	90% Miss/Dam Location 8 8% Other Obs Location Explana 2% 30% 10% 5% 30% 5%	Now haged Flash haservation, E haservation Coortion: Recent	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045 Area Affe 2038 2024 LIFE 2034 LIFE 2030 2053	** ** ** \$331,400 ** ** ** ** **	3 5 5 5 3 5	\$19,100 \$4,400 \$19,700 \$8,700 \$8,200	
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic Interior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit	90% Miss/Dam Location 8 8% Other Obs Location Explana 2% 30% 10% 5% 30% 20% 5%	Now haged Flash haservation, E haservation Coortion: Recent	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045 Area Affe 2038 2024 LIFE 2034 LIFE 2030 2053	** ** \$331,400 ** ** ** ** ** **	3 5 5 5 3 5	\$19,100 \$4,400 \$19,700 \$8,700 \$8,200 \$4,900 \$5,900	
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic nterior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile Wood Interior Walls Ceramic Tile	90% Miss/Dam Location 8 8% Other Obs Location Explana 2% 30% 10% 5% 30% 5% 5% 15%	Now haged Flash has the At Bulkh has ervation, E has to Over Co has toon : Recen	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045 Area Affe 2038 2024 LIFE 2034 LIFE 2030 2053 2034 LIFE	** ** \$331,400 ** ** ** ** ** **	3 5 5 5 3 5	\$19,100 \$4,400 \$19,700 \$8,700 \$8,200	
Built-Up (BUR) Plaza Roof: Stone Panels Skylight, Plastic nterior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane	90% Miss/Dam Location 8 8% Other Obs Location Explana 2% 30% 10% 5% 30% 5% 5% 15% 10%	Now laged Flash Servation, E Servation Co	ings, Extent : Mode eads Extent : Moderate, A nference Room A	2045 Area Affe 2038 2024 LIFE 2034 LIFE 2030 2053 2034 LIFE LIFE	** ** \$331,400 ** ** ** ** ** ** **	3 5 5 5 3 5 5 5 5	\$19,100 \$4,400 \$19,700 \$8,700 \$8,200 \$4,900 \$5,900 \$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 #: 4200

Architecture	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	10%	2038	* *	5	\$8,700	
	Broken/Missing Elements, Extent: Mod	derate, Area Affe	ected : 2%			
	Location: Conference Room A					
Exposed Concrete	10%	LIFE	* *	5	\$1,400	
Gypsum Board	20%	LIFE	* *	5	\$21,800	
Metal Panel	15%	LIFE	* *	5	\$16,400	
	Other Observation, Extent : Moderate,	Area Affected :	100%			
	Location: Corridors					
	Explanation: Suspension Panels					
Metal Panel	25%	LIFE	* *	5	\$27,300	
Wood	20%	LIFE	* *	5	\$152,800	

lectrical	Current Repair	Future Re	placement	M	aintenance	
ystem Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priorit
nder 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2045	* *	5	\$100	
	Other Observation, Extent: Moder	rate, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 4000 Amps M	ain Disconnect Sw	itch			
Fused Disc Sw	50%	2045	* *	5	\$100	
	Other Observation, Extent: Model	rate, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation : One 400 Amps Ma	in Disconnect Swit	ch For Emerg	ency		
Transformers						
Dry Type	100%	2038	* *	5	\$200	
	Other Observation, Extent: Model	rate, Area Affected	: 100%			
	Location: 3rd Floor Mechanical	l Room				
	Explanation : 2- 75 Kva 208v Pr	i - 480/266v Sec				
Switchgear / Switchboard						
Fused Disc Sw	100%	2045	* *	5	\$300	
Raceway						
Conduit	100%	2045	* *	1		
Panelboards						
Fused Disc Sw	10%	2041	* *	5	\$100	
Molded Case Bkrs	90%	2041	* *	5	\$1,400	
Wiring					· · · · ·	
Thermoplastic	100%	2045	* *	1		
Motor Controllers						
Locally Mounted	10%	2038	* *	5		
Motor Control Center	90%	2038	* *	5	\$1,400	
round	- 3/0				¥2,100	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$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

Electrical	Current Repair	Future Replacen	nent	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Stand-by Power						
Transfer Switches						
Automatic	100%	2038	* *	1	\$18,000	
Generators	1000/	2024	ale ale		Φ22 500	
Diesel	100%	2034	**	1	\$22,600	
	Other Observation, Extent : Moder Location : Roof	ате, Агеа Ајјества : 100%	9			
	Explanation : One 230 Kw					
Batteries	Explanation . One 250 KW					
Lead/Acid	100%	2019 \$	1,500	5	\$2,200	
Fuel Storage	10070	2017 ψ	1,500		Ψ2,200	
Day Tank	50%	2041	* *	5	\$5,400	
Duy Tunk	Other Observation, Extent : Moder			J	ψ2,100	
	Location: Roof	. 30				
	Explanation : 75 Gallon Tank					
Main Tank	50%	2053	* *	5	\$900	
	Other Observation, Extent : Moder	ate, Area Affected : 95%			,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
	Location: Basement					
	Explanation: 3000 Gallon Tank					
Lighting						
Interior Lighting						
Fluorescent	93%	2030	* *	10	\$49,800	
	Other Observation, Extent : Moder		ó			
	Location : Throughout The Build	ing				
	Explanation: T-8 Lamps					
Fluorescent	5%	2030	* *	10	\$2,700	
	Compact Fluorescent Light, Extent		d: 100	%		
	Location : Throughout The Builds	ing				
Incandescent	2%	2030	* *	2		
Egress Lighting						
Emergency, Service	60%	2030	* *	1		
Exit, LED	40%	2053	* *	1		
Exterior Lighting						
Fluorescent	10%	2030	**	10	\$500	
	Compact Fluorescent Light, Extent		d: 100	%		
	Location : Throughout The Build					
HID	90%	2030	* *	10	\$200	
Alarm						
Security System	C50/					
No Component	65%	2020	* *	1	ф 7 соо	
Generic Fire (See also Detection	35%	2030	~ ~	1	\$7,600	
Fire/Smoke Detection	500/					
No Component	50%	2020	* *	1.2	¢10 500	
Generic, Digital	50%	2030	• •	1-3	\$18,500	

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a 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	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
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2045	* *	1		
Fuel							
Conversion Equipment							
Hot Water Boiler	100%		2038	* *	1	\$28,900	
		Extent : Light, Area	Affected	: 100%			
	Location : Baseme						
	Explanation: 2 U	nits - Providing Chil	lled Wate	r Also			
Distribution	1000/		20.44	de de		ΦΦ 000	
Hot Wtr Piping/Pump	100%		2041	* *	4	\$2,900	
Terminal Devices	500/		2020	ale ale		φ α.1. π οο	
Air Handler	60%		2030	* *	1	\$21,700	
Convector/Radiator	30%		2038	* *	1	\$5,700	
Unit Heater-Stm/HW	10%		2030	* *	4	\$800	
Air Conditioning							
Energy Source	1000/		20.45	* *	1		
Natural Gas	100%		2045	* *	1		
Conversion Equipment	1000/		2020	* *	1	ф.c2. 200	
Absorption Chiller/Direct Fire	100%		2030	4. 4.	1	\$63,200	
Chiller/Direct Fire	Other Observation	Extent : Light, Area	Affactad	. 100%			
	Location : Boiler		Ајјестеи	. 100/0			
		ombination Heater -	Chiller I	Inits			
Distribution	Explanation : 2 Co	Smothanon Heater	Cititer	, mus			
Chilled Wtr Pipe/Pump	100%		2045	* *	4	\$2,900	
Terminal Devices	10070		2013		•	Ψ2,700	
Air Handler/Cool/Ht	100%		2030	* *	1	\$36,100	
Heat Rejection	10070		2030			Ψ30,100	
Water Cooling Tower	100%		2026	\$166,000	2	\$58,700	
water cooming rower		Extent : Light, Area			-	Ψ20,700	
	Location: Roof	ō ,	55				
	Explanation: 2 U	nits					
Ventilation	•						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$32,500	
Exhaust Fans							
Interior	95%		2030	* *	2	\$1,700	
Roof	5%		2025	\$2,300	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2045	* *	1		
Water Heater							
Electric	100%		2020	\$9,000	4	\$300	
		Extent : Light, Area	Affected	: 100%			
	Location : Boiler						
	Explanation: 2 U	nits					

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

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

Asset #: 4200

Mechanical	Current 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
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2030	* *	4	\$2,500	
Backflow Preventer						
Generic	100%	2030	* *	1	\$3,600	
	Other Observation, Extent : L	ight, Area Affected : .	100%			
	Location : 1st Floor Sprinkl	er Room				
	Explanation : Bfp					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : .	100%			
	Location : C, M, L, 1-3					
	Explanation: Two Units					
Fire Suppression						
Sprinkler						
Generic	100%	2045	* *	1-2	\$16,400	

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Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

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 : 01-Aug-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2223 Lot : 54 BIN : 4052345

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$214,500	
Electrical		\$590,800
Mechanical		\$129,900
Total	\$214,500	\$720,700
Importance Code A	\$214,500	
Importance Code B		\$720,700
Total	\$214,500	\$720,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$18,700	\$30,200		\$1,000
Interior Architecture		\$7,700	\$1,300	\$6,200
Electrical	\$20,500	\$2,400	\$2,000	\$2,500
Mechanical	\$4,200	\$6,300	\$8,000	\$6,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$47,400	\$50,600	\$15,400	\$19,900
Importance Code A	\$19,800	\$31,400	\$1,100	\$2,100
Importance Code B	\$27,600	\$19,200	\$14,300	\$17,800
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 #: 13290

Architecture		Current Re	pair	Future Replacement		M	aintenance	
ystem Component Type		ail Date l (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
xterior								
Exterior Walls						_		
Masonry: Brick	Horizontal (Location : Vertical Cra	Main Entr	: Moderate, Are			5	\$28,400	
Masonry: Limestone	Cracking/Control Location: Jnt Mortar I	Window Si Miss/Erod,	Extent : Moderat			5	\$1,300	
		Window Si	ills					
Granite Panels	3%			LIFE	* *	5	\$800	
Window Wall	10%			2034	* *	5	\$13,000	
Windows	070/			2046	* *	_	¢2 100	
Aluminum Matal Lauvara	97%			2046	* *	5	\$2,100	
Metal Louvers	3%			2033		10	\$400	
Parapets Masonry: Brick	Spalling, Ex Location : Worn/Erode	Throughoi ed, Extent :	Moderate, Area			5	\$3,900	
Pre-Cast Concrete	5%	Interior Fo	ice	LIFE	* *	5	\$1,300	
Roof	370			LIIL			\$1,500	
Modified Bitumen	100%			2029	* *	10	\$23,800	
terior	10070			2029		10	Ψ23,000	
Floors								
Carpet	50%			2025	\$194,500	3	\$23,100	
Cast in Place Concrete	7%			LIFE	* *	5	\$4,700	
Ceramic Tile	3%			2037	* *	5	\$900	
Terrazzo	5%			LIFE	* *	5	\$1,200	
Vinyl Tile	35%			2032	* *	3	\$4,000	
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$2,900	
Concrete Masonry Unit	25%			LIFE	* *	5	\$5,800	
Gypsum Board	25%			LIFE	* *	5	\$8,800	
Plaster	40%			LIFE	* *	5	\$7,000	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	40%			2041	* *	5	\$12,300	
Plaster	60%			LIFE	* *	5	\$11,500	

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

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.

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

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

Asset #: 13290

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$2,500	5	\$100	
			Extent : Moderate, A	Area Affe	cted : 100%			
		: Electrica		., ,,				
C / C	Explana	non : No N	ameplate Rating A	vailable				
Switchgear / Switchboard Molded Case Bkrs	100%			2024	\$32,000	5	\$600	
Raceway	10070			2024	\$32,000		\$000	
Conduit	90%			2024	\$28,000	1		
Conduit	10%			2034	ψ20,000 * *	1		
Panelboards	1070			2034		1		
Fused Disc Sw	20%			2023	\$4,400	5	\$100	
Molded Case Bkrs	20%			2032	**	5	\$100	
Molded Case Bkrs	60%			2023	\$13,300	5	\$300	
Wiring	0070				\$12,200		4500	
Braided Cloth	65%	2-4	\$17,900	2049	* *	1		
	Insulation	Aged, Exte	ent : Moderate, Are	a Affecte	ed: 100%			
		: Through		55				
Thermoplastic	35%			2034	* *	1		
Motor Controllers	2070							
Locally Mounted	10%			2022	\$4,500	5		
Motor Control Center	90%			2022	\$10,000	5	\$500	
round								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$300	
ighting								
Interior Lighting								
Fluorescent	98%			2024	\$213,300	10	\$19,700	
	_		ures, Extent : Mode	erate, Ar	ea Affected : 100%	ó		
	Location	: Through	out The Building					
Fluorescent	2%			2024	\$4,400	10	\$400	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
		: Staircas						
	Explana	tion : Comp	oact Fluorescent Li	ghting				
Egress Lighting						_		
Emergency, Battery	50%			2024	\$14,700	10	\$2,600	
Exit, Service	50%			2024	\$1,600	1		
Exterior Lighting	400.			2021	***	4.0	***	
HID	100%			2024	\$82,100	10	\$100	
Alarm								
Security System	1000/			2024	¢ (= 000	1	40.200	
Generic	100%	amiation T	Entant . Madanat :	2024	\$65,800	1	\$8,200	
			Extent : Moderate, A out The Building	11еи AJJ6	ciea . 100%			
		_	sion Alarm Only					
	Ехріапа	wn . miru	sion Aiarm 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 #: 13290

Electrical	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Co Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority		
Alarm						
Fire/Smoke Detection						
Generic	100%	2024 \$225,200	1-3 \$13,900			
	Other Observation, Extent: Modera	te, Area Affected : 100%				
Location: Throughout The Building						
	Explanation : Strobe Light, Manua	l Pull Station And Smoke Dete	ectors			

Mechanical	Curr	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating	•						
Energy Source Natural Gas	100%		2044	* *	1		
Conversion Equipment Hot Water Boiler	100%		2041	* *	1	\$10,900	
	Other Observati Location : Bas	on, Extent : Light, Area ement Boiler Room		: 100%		4 - 3,2 - 3	
Distribution	Explanation :	I Unii					
Hot Wtr Piping/Pump	100%		2040	* *	4	\$1,100	
Terminal Devices Air Handler	60%		2029	* *	1	\$8,100	
Convector/Radiator	40%		2029	* *	1 1	\$2,800	
Air Conditioning	4070		2031		1	\$2,800	
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment	10070						
Int Pkg Unit - Heating/Cooling	30%		2025	\$129,900	2	\$400	
Treating Cooming		t, Extent : Light, Area A ement And Penthouse	ffected :	30%			
Reciprocating Compr/Chiller	70%		2029	* *	1	\$7,100	
•	R-22 Refrigeran Location : Bas	t, Extent : Light, Area A ement	ffected :	70%			
Terminal Devices							
Air Handler/Cool/Ht No Component	70% 30%		2029	* *	1	\$9,500	
Heat Rejection	3070						
Air Condenser Unit	70%		2029	* *	2	\$10,700	
No Component	30%		202)		2	Ψ10,700	
entilation Tentilation	2370						
Distribution	1000/		LIEE	* *	2.5	ф1 2.2 00	
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$12,200	
Exhaust Fans	E00/		2020	* *	2	\$200	
Interior	50%		2029	* *	2	\$300	
Roof	50%		2029	* *	2	\$300	

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

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

Asset #: 13290

Mechanical	Current Repair	Future Rep	olacement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estin	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
H/C Water Piping						
Brass/Copper	80%	2050	* *	1		
Galv Iron/Steel	20%	2029	* *	1		
Water Heater						
Gas Fired	100%	2022	\$5,100	2	\$300	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2032	* *	4	\$1,600	
Sewage Ejector(s)						
Electric	100%	2032	* *	4	\$1,600	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent : Li	ght, Area Affected : 100	%			
	Location: B-2					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	70%					
Generic	30%	2034	* *	1-2	\$1,800	

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Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

Asset Name : GLEN OAKS BRANCH LIBRARY

Address : 256-04 UNION TURNPIKE

Borough : QUEENS Agency's Number : GK
Program / Asset # : QPL0G24.000 / 13291 Yr Built/Renovated : 2012 /

Area Sq Ft : 18,000 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 12-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 8693 Lot : 10 BIN : 4177530

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$39,800
Total		\$39,800
Importance Code A		\$39,800
Total		\$39,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$8,000			
Interior Architecture	\$14,400		\$4,300	
Electrical	\$600	\$400	\$300	\$300
Mechanical	\$9,100	\$3,800	\$5,100	\$4,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$36,000	\$8,100	\$13,600	\$8,900
Importance Code A	\$8,800	\$900	\$900	\$900
Importance Code B	\$19,100	\$7,200	\$12,800	\$8,000
Importance Code C	\$8,100			
Total	\$36,000	\$8,100	\$13,600	\$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.

Asset #: 13291

Architecture		Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Cement-Fiber Panel	75%		2037	* *	10	\$39,800	
Metal/Glass Curt Wall	25%		LIFE	* *	5	\$15,900	
Parapets							
Metal Panel	100%		2057	* *	5	\$5,100	
Roof							
Modified Bitumen	100%		2037	* *	10	\$12,800	
nterior							
Floors							
Carpet	60%		2029	* *	3	\$12,800	
Ceramic Tile	5%		2042	* *	5	\$700	
Sheet Vinyl/Rubber	35%		2037	* *	5	\$7,500	
Interior Walls							
Ceramic Tile	5%		2042	* *	5	\$800	
Gypsum Board	45%		LIFE	* *	5-10	\$12,500	
No Component	50%						
·		servation, Extent : Light, Are a : Throughout	a Affected	!: 0%			
	Explana	tion : Exterior Glass Wall					
Ceilings	-						
Embossed Metal	100%		LIFE	* *	5	\$12,700	

Electrical	Current Rep	air Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2057	* *	5	\$100	
	Other Observation, Exte	nt : Light, Area Affected	100%			
	Location : Electrical R	loom				
	Explanation: One 120	0 Amps Main Disconnect	Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2057	* *	5	\$100	
Raceway						
Conduit	100%	2057	* *	1		
Panelboards						
Fused Disc Sw	5%	2052	* *	5		
Molded Case Bkrs	95%	2052	* *	5	\$500	
Wiring						
Thermoplastic	100%	2057	* *	1		
Motor Controllers						
Locally Mounted	100%	2047	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$500	

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.

Asset #: 13291

Electrical	Current Repair	Future Repla	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2037	* *	10	\$14,900	
	Other Observation, Extent: Location: Throughout The Explanation: T-8 Lamps	. 50	00%			
Fluorescent	10%	2037	* *	10	\$1,700	
	Compact Fluorescent Light, Location: Throughout The	. 50	ected : 100)%		
Egress Lighting						
Emergency, Battery	50%	2037	* *	10	\$2,200	
Exit, LED	50%	2067	* *	1		
Exterior Lighting						
HID	100%	2037	* *	10	\$100	
Alarm						
Security System						
No Component	80%					
Generic	20%	2037	* *	1	\$1,300	
Fire/Smoke Detection			•			•
No Component	80%					
Generic, Digital	20%	2037	* *	1-3	\$2,200	

Mechanical		Current Repair	ent Repair Future Replaceme		nt 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%		2047	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2047	* *	1	\$8,900	
Distribution							
Hot Wtr Piping/Pump	100%		2052	* *	4	\$900	
Terminal Devices							
Air Handler	80%		2037	* *	1	\$8,900	
Convector/Radiator	20%		2047	* *	1	\$1,200	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Ext Pkg Unit -	100%		2037	* *	2	\$1,100	
Heating/Cooling							
Terminal Devices							
Air Handler/Cool/Ht	100%		2037	* *	1	\$11,100	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$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 #: 13291

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

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

Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

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 : 05-Aug-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,1m

Block : 3696 Lot : 47 BIN : 4090100

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$114,300	\$55,900
Interior Architecture		\$38,300
Electrical	\$85,500	\$43,000
Total	\$199,800	\$137,200
Importance Code A	\$114,300	\$55,900
Importance Code B	\$85,500	\$81,300
Total	\$199,800	\$137,200

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$6,100		\$500	\$100
Interior Architecture	\$1,000	\$1,100	\$79,800	\$1,300
Electrical	\$9,900	\$8,500	\$400	\$400
Mechanical	\$1,700	\$38,500	\$3,000	\$1,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$22,600	\$52,200	\$87,600	\$7,600
Importance Code A	\$7,100	\$1,100	\$1,500	\$1,100
Importance Code B	\$15,100	\$51,000	\$86,100	\$6,500
Importance Code C	\$400			
Total	\$22,600	\$52,200	\$87,600	\$7,600



 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a 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

rchitecture	Current	Repair	Future	Replacement	М	aintenance	
ystem Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
terior							
Exterior Walls							
Masonry: Brick	90% Now Diagonal Cracks, Ex Location: Northwe Jnt Mortar Miss/Ero Location: Through Rusting Masonry Su	est Corner, Chimne d, Extent : Moderai nout	y te, Area Ą	ffected : 50%	5	\$19,100	1
	Location : At Wind						
Masonry: Limestone	5%	1 0	LIFE	* *	5	\$800	
Stucco Cement	5% Now	\$6,100	2029	* *	5	\$1,300	
Staces Centent	Cracking/Crumbling Location: South W Water Penetration, E Location: South W	, Extent : Moderate all Above Roof Extent : Moderate, A	, Area Afj		3	ψ1,300	
Windows		-					
Aluminum	90%		2032	* *	5	\$2,100	
Aluminum	10%		2046	* *	5	\$200	
	Recent Replace Evid	ent, Extent : Light,	Area Affe	cted : 100%			
	Location : Children	ns Reading Room					
Parapets							
Masonry: Brick	95%		LIFE	* *	5	\$4,500	
Metal Panel	5%		2050	* *	5	\$900	
Roof							
Asphalt Shingle	5%		2033	* *	10	\$100	
Clay Tile	20%		2034	* *	10	\$2,600	
Modified Bitumen	75%		2024	\$55,900	10	\$9,700	
terior				· · · · · · · · · · · · · · · · · · ·			
Floors							
Carpet	40%		2020	\$76,700	3	\$9,100	
Carpet	15%		2025	\$28,800	3	\$3,400	
Cast in Place Concrete	10%		LIFE	* *	5	\$3,300	
Ceramic Tile	5%		2027	\$14,600	5	\$800	
Vinyl Tile	30%		2024	\$38,300	3	\$2,300	
Interior Walls						. , -	
Gypsum Board	10%		LIFE	* *	5	\$600	
	Recent Replace Evid Location : Children	_	Area Affe	cted : 100%			
Plaster	5% Now Cracking/Crumbling Location: Roof Sto		LIFE e, Area Afj	* * fected : 20%	5	\$200	
	Water Penetration, I Location : Roof Sta	Extent : Moderate, A	Area Affec	eted : 20%			
Plaster	70%		LIFE	* *	5	\$2,300	
Wood	15%		LIFE	* *	5	\$6,500	

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

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

Asset #: 13292

Architecture	Current Repair	Future Replacem	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	10%	2041	* *	5	\$1,500	
	Recent Replace Evident, Extent : Light	Area Affected : 100%				
	Location : Childrens Reading Area					
Exposed Struc: Wood	15%	LIFE	* *			
Plaster	75%	LIFE	* *	5	\$7,100	

Electrical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts	<u>'</u>				•			•
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$300	
	Other Obser	rvation, Exte	nt : Moderate, A	Area Affe	ected : 100%			
	Location:	Electrical R	oom					
	Explanation	on : Main Sei	rvice Switch Ra	ted @ 40	00 Amperes			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$300	
Raceway								
Conduit	80%			2024	\$24,800	1		
Conduit	20%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2046	* *	5		
Molded Case Bkrs	80%			2023	\$11,900	5	\$200	
Molded Case Bkrs	15%			2046	* *	5		
Wiring								
Thermoplastic	80%			2024	\$22,000	1		
Thermoplastic	20%			2050	* *	1		
bround								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	* *	5	\$100	
	Other Obser	rvation, Exte	nt : Moderate, A	Area Affe	ected : 100%			
	Location :	Water Main						
	Explanatio	on : Corrode	d					
ighting								
Interior Lighting								
Fluorescent	85%			2019	\$85,500	10	\$7,900	
	-			erate, Ar	ea Affected : 100%	ó		
	Location :	Throughout	The Building					
Fluorescent	5%			2024	\$5,000	10	\$500	
	Other Obser	rvation, Exte	nt : Moderate, A	Area Affe	ected : 100%			
	Location:	Basement						
	Explanation	on : Compaci	Flourescent Li	ghting				
Fluorescent	10%			2032	* *	10	\$900	
	T-5 Lamps A	And Fixtures, Childrens R			a Affected : 100%	-	+200	

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

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

Asset #: 13292

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Exit, Service	100%	2024	\$1,400	1		
Exterior Lighting					•	
HID	100%	2024	\$37,900	10		
Alarm						
Security System						
Generic	100%	2024	\$30,400	1	\$3,800	
	Other Observation, Extent : M	Aoderate, Area Affe	cted : 100%			
	Location: Throughout The	Building				
	Explanation: Intrusion Ala	rm Only				

echanical Current F		epair	ir Future Replacement		Maintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2044	**	1		
Conversion Equipment							
Steam Boiler	100%		2037	* *	1	\$10,000	
	Other Observation, Ex. Location : Basement		ffected	: 100%			
	Explanation: 1 Unit	zower noom					
Distribution	Expression: 1 Out						
Steam Piping/Pump	100%		2034	* *	4	\$800	
Terminal Devices	10070				•	4300	
Convector/Radiator	100%		2037	* *	1	\$3,300	
Air Conditioning						1-7	
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	80%		2029	* *	2	\$500	
Cooling							
	R-22 Refrigerant, Exte Location : Roof	nt : Light, Area Affe	ected :	80%			
Split Unit	20%		2019	\$9,300			
	R-22 Refrigerant, Exte Location : Basement	nt : Light, Area Affe	ected :	20%			
Terminal Devices							
Fan Coil - Cooling	20%		2019	\$15,500	1	\$700	
No Component	80%						
Heat Rejection							
Remote Air Cond	20%		2019	\$12,000	2	\$1,400	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2-5	\$5,700	

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 #: 13292

Mechanical	Current Repai	ir Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Exhaust Fans						
Roof	30%	2029	* *	2	\$100	
No Component	70%					
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2034	* *	1		
Water Heater						
Gas Fired	100%	2022	\$2,300	2	\$100	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2024	\$11,000	4	\$1,600	
Backflow Preventer						
No Component	90%					
Generic	10%	2024	\$100	1	\$100	
	Other Observation, Extent	: Light, Area Affected	: 10%			
	Location: Boiler Room					
	Explanation: Boiler Onl	'y				
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent	: Light, Area Affected	: 100%			
	Location: B, Aud, 1					
	Explanation: One Unit					

Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

Asset Name : JACKSON HEIGHTS BRANCH LIBRARY

Address : 35-51 81ST ST.

Borough : QUEENS Agency's Number : JH

Area Sq Ft : 12,529 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 02-Aug-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1281 Lot : 48 BIN : 4029693

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$324,900	\$126,000
Electrical	\$164,100	\$166,100
Mechanical		\$40,200
Total	\$489,000	\$332,300
Importance Code A	\$324,900	\$126,000
Importance Code B	\$164,100	\$206,300
Total	\$489,000	\$332,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$40,000	\$3,800		
Interior Architecture	\$300	\$35,400	\$37,000	
Electrical	\$27,700	\$12,900	\$1,200	\$1,400
Mechanical	\$3,000	\$3,900	\$3,400	\$3,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$75,000	\$59,900	\$45,500	\$9,200
Importance Code A	\$40,700	\$4,500	\$600	\$600
Importance Code B	\$34,200	\$55,400	\$44,900	\$8,600
Importance Code C	\$100			
Total	\$75,000	\$59,900	\$45,500	\$9,200



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 #: 13296

Architecture		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
Exterior								
Exterior Walls								
Masonry: Brick	67%			LIFE	* *	5	\$13,800	
Masonry: Limestone	25%		\$55,600	LIFE	* *	5	\$3,900	
			Extent: Moderate	, Area A	ffected : 10%			
		ı : West Fa						
			d, Extent : Moderai	e, Area A	Affected: 25%			
		ı : West Fa	cade					
Metal Panel	3%			2044	* *	5-10	\$4,200	
Granite Panels	5%			LIFE	* *	5	\$800	
Windows			*** *********************************	• • • •		_	** * • • •	
Aluminum	97%		\$225,600	2049	* *	5	\$2,700	
			s, Extent : Moderai	e, Area A	Affected: 25%			
		ı : Through			ACC			
		Deteriorate 1 : Through	ed, Extent : Modera	te, Area	Ађества : 100%			
Matal I amaga		i . Inrough	Ош	2027	¢£ 000	10	¢1 100	
Metal Louvers	3%			2027	\$5,000	10	\$1,100	
Parapets Masonry: Brick	80%	Now	\$43,700	LIFE	* *	5	\$3,800	
Masonry. Brick			4, Extent : Moderat		Affected · 25%	3	\$3,800	
			Face Of South Par		<i>199</i> corea : 2 0 / 0			
			ht, Area Affected :	-				
	-	_	Face Of West And		rapets			
			: Moderate, Area		-			
		: Interior						
Masonry: Limestone	15%	Now	\$14,900	LIFE	* *	5	\$900	
1/14/50/11/5/ 21/11/05/01/0			Extent : Moderate		ffected : 5%	C	Ψ,00	
	_	_	At East Parapet		v			
Metal Rail	5%			2029	* *	5-10	\$4,300	
Roof								
Modified Bitumen	100%	Now	\$25,200	2024	\$126,000			
			derate, Area Affect	ed : 20%				
	Location	ı : Over Fii	st Floor					
nterior								
Floors	4 50			2020	ф ол соо	2	44.30 0	
Carpet	15%			2020	\$35,600	3	\$4,200	
Carpet	35%			2025	\$83,000 * *	3	\$9,800	
Cast in Place Concrete Ceramic Tile	3% 2%			LIFE 2033	* *	5 5	\$1,200 \$400	
Quarry Tile	2% 20%			2033	* *	5	\$5,600	
Terrazzo	20% 5%			LIFE	* *	5	\$3,000 \$700	
Vinyl Tile	20%			2019	\$31,600	3	\$1,400	
viiiyi iiic			Extent : Moderate, A			3	Ψ1, 1 00	
		ı : Basemer		· · ·,,, ·				
		tion : 9x9 U						

Maintenance \$ are aggregated over a 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 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	2%			2033	* *	5	\$300	
Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
Glass: Single Pane	3%			LIFE	* *	5	\$300	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	75%			LIFE	* *	5	\$2,800	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	3%			2037	* *	5	\$600	
Exposed Concrete	5%			LIFE	* *	5	\$100	
Plaster	92%			LIFE	* *	5	\$10,600	

	Current Repair	Futui	re Replacement Maintenance			
		st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
50%		2034	* *	5		
		te, Area Affe	ected : 100%			
Location:	Electrical Room					
Explanation	n : Main Service Switch	Rated @ 20	00 Amperes			
50%		2024	\$700	5	\$200	
Other Obser	vation, Extent : Modera	te, Area Affe	ected : 100%			
Location:	Electrical Room					
Explanatio	n : No Available Rating.	S				
100%		2024	\$32,000	5	\$300	
95%		2024	\$29,500	1		
5%		2044	* *	1		
95%		2023	\$14,100	5	\$300	
5%		2040	* *	5		
95%	2-4 \$26,10	0 2049	* *	1		
Insulation Ag	ged, Extent : Moderate, .	Area Affecte	ed : 100%			
Location:	Throughout The Buildin	g				
5%		2044	* *	1		
100%		2022	\$29,900	5	\$100	
			· · · · · · · · · · · · · · · · · · ·		· · · · · · · · · · · · · · · · · · ·	
100%		LIFE	* *	5	\$200	
	% of Fa Total (% of Fail Date Estimated Control (Years) 50% Other Observation, Extent: Moderate Location: Electrical Room Explanation: Main Service Switch 50% Other Observation, Extent: Moderate Location: Electrical Room Explanation: No Available Ratings 100% 95% 5% 95% 5% 95% 5% 100%	Sof Fail Date Estimated Cost Total (Years) FY	Soft Fail Date Estimated Cost Year Estimated Cost FY	No of Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	Note Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)

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

Electrical	Current R	epair	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting							
Fluorescent	98%		2019	\$121,800	10	\$11,300	
	T-12 Lamps And Fixtu Location : Througho		erate, Ar	ea Affected : 100%	í		
Fluorescent	2%		2019	\$2,500	10	\$200	
	Other Observation, Ex Location : Basement Explanation : Compo		55	cted : 100%			
Egress Lighting			50				
Emergency, Battery	50%		2024	\$8,400	10	\$1,500	
Exit, Service	50%		2024	\$900	1	, ,	
Exterior Lighting							
Incandescent	100%		2019	\$39,800	2		
Alarm							
Security System							
Generic	100%		2024	\$37,600	1	\$4,700	
	Other Observation, Ex Location : Front, Ins		rea Affe	cted : 100%			
	Explanation: CCT	V Surveillance C	ameras, .	And Intrusion Ala	rm		
Fire/Smoke Detection							
Generic	100%		2024	\$128,600	1-3	\$8,000	
	Other Observation, Ex	ctent : Moderate, A	rea Affe	cted : 100%			
	Location: Througho	ut The Building					
	Explanation: Strobe	Lights, Manual P	ull Statio	on And Smoke Dete	ectors		

Mechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)		Estimated Cost		Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$6,200	
	Other Observation, Exten	t : Light, Area Affected	: 100%			
	Location : Basement Bo	iler Room				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2032	* *	4	\$600	
Terminal Devices						
Air Handler	60%	2024	\$40,200	1	\$4,700	
Convector/Radiator	40%	2029	* *	1	\$1,600	
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a 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	Future	Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning								
Conversion Equipment Reciprocating Compr/Chiller	60%		2024	\$25,300	1	\$3,500		
	R-22 Refrigerant, Ex Location : Basemen		ffected : (50%				
Exterior Pkg Unit - Cooling	40%		2029	* *	2	\$300		
	R-22 Refrigerant, Ex Location : Roof	tent : Light, Area A	ffected : 4	40%				
Terminal Devices Air Handler/Cool/Ht No Component	60% 40%		2024	\$31,600	1	\$4,700		
Heat Rejection	1070							
Remote Air Cond	100%		2029	* *	2	\$8,700		
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,000		
Exhaust Fans								
Interior	60%		2024	\$8,200	2	\$200		
Roof	40%		2024	\$3,900	2	\$200		
Plumbing								
H/C Water Piping								
Brass/Copper	100%		2034	* *	1			
Water Heater								
Electric	100%		2022	\$1,900	4	\$100		
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	* *	1			
Sewage Ejector(s)								
Compressed Air	100%		2034	* *	4	\$2,500		
Fixtures								
Generic	100%							
Vertical Transport								
Elevators	400-1			_				
Hydraulic	100%		LIFE	* *				
	Other Observation, I	Extent : Light, Area	Affected	: 100%				
	Location: B, 1, 2	77. 1.						
	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: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

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 : 12-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1695 Lot : 39 BIN : 4437193

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Interior Architecture	\$39,300	
Total	\$39,300	
Importance Code C	\$39,300	
Total	\$39,300	

Total	\$154,800	\$11,000	\$48,600	\$13,600
Importance Code C	\$6,200			
Importance Code B	\$82,800	\$9,800	\$39,200	\$12,400
Importance Code A	\$65,800	\$1,200	\$9,400	\$1,200
Total	\$154,800	\$11,000	\$48,600	\$13,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$16,800	\$6,600	\$11,500	\$5,500
Electrical	\$1,100	\$500	\$600	\$500
Interior Architecture	\$68,300		\$24,400	\$3,700
Exterior Architecture	\$64,600		\$8,200	
EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021



Maintenance \$ are aggregated over a 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 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
Exterior								
Exterior Walls								
Masonry: Brick	83%			LIFE	* *	5	\$59,800	
Masonry: Granite	2%			LIFE	* *	5	\$1,100	
Metal Panel	10%			2047	* *	5-10	\$24,800	
Window Wall	5%			2047	* *	5	\$6,800	
Windows	0.50/			20.42	ale ale	_	Φ2.400	
Aluminum	95%			2043	* *	5	\$3,400	
Glass Block	5%			LIFE	de etc	5	\$200	
Parapets Congrete Mesong: Unit	35%			LIFE	* *	5 10	\$6,700	
Concrete Masonry Unit		varvation I	Extent : Moderate, A			5-10	\$6,700	
		: Interior		тей Аује	cteu . 10070			
			red With Tar					
Masonry: Brick	45%	non . core	rea wiii 1ai	LIFE	* *	5-10	\$10,800	
Metal Panel	3%			2047	* *	5-10 5	\$400	
Metal Rail	15%			2040	* *	5-10	\$9,500	
Pre-Cast Concrete	2%			LIFE	* *	5	\$900	
Roof	270			DII D			Ψ	
Metal Panel	5%			2040	* *	10	\$2,400	
Modified Bitumen	90%			2032	* *	10	\$23,500	
Sloped Glazing	5%			LIFE	* *	5	\$34,800	
Interior								
Floors								
Carpet	45%			2026	\$210,200	3	\$24,900	
Carpet	5%	Now	\$23,400	2029	* *	3	\$2,800	
		_	ients, Extent : Seve	re, Area	Affected : 100%			
		: Researci						
	-		nt, Extent : Severe,	Area Aff	ected : 100%			
		: Researci						
			Extent : Severe, Ared	a Affecte	d : 25%			
	Location	: Researci	h Center					
Ceramic Tile	15%			2036	* *	5	\$5,500	
Vinyl Tile	30%			2032	* *	3	\$4,200	
Wood	5%			2055	* *	5	\$3,500	
Interior Walls					_	_		
Concrete Masonry Unit	25%			LIFE	* *	5	\$10,200	
Gypsum Board	5%	Now	\$1,000	LIFE	**	5	\$1,500	
	_	_	Extent : Moderate	, Area A	ffected : 10%			
			Research Center		1 1504			
			Extent : Moderate, A	rea Affe	cted : 15%			
_		: Stair A,	Research Center					
Gypsum Board	70%			LIFE	* *	5-10	\$60,700	

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

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

Asset #: 4519

Architecture		Current F	Repair	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								
AcousTileSusp.Lay-In	70%			2040	* *	5	\$25,900	
Exposed Struc: Steel	5%			LIFE	* *	10	\$3,700	
Gypsum Board	15%	Now	\$2,800	LIFE	* *	5	\$6,900	
	Cracking/0	Crumbling,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	: Auditori	um, Stair A					
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Auditori	um, Stair A					
Wood	10%			LIFE	* *	5	\$64,600	

Electrical		Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	* *	5	\$100	
			Extent : Moderate, A	Area Affe	ected : 100%			
		ı : Electrice						
	Explana	tion : One	1600 Amps Main D	isconnec	et Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2047	* *	5	\$700	
Raceway								
Conduit	100%			2047	* *	1		
Panelboards								
Fused Disc Sw	5%			2043	* *	5		
Molded Case Bkrs	95%			2043	* *	5	\$600	
Wiring								
Thermoplastic	100%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	94%			2032	* *	10	\$21,300	
			Extent : Moderate, A	Area Affe	ected : 100%			
	Location	ı : Through	out The Building					
	Explana	tion : T-8 I	amps					
Fluorescent	4%			2032	* *	10	\$900	
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location	n: 1st Floo	r					
	Explana	tion : Com	pact Fluorescent La	ımps				
Incandescent	2%			2032	* *	2		

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

Asset #: 4519

Electrical		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
Lighting								
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$3,000	
Exit, LED	50%			2055	* *	1		
Exterior Lighting								
HID	100%			2032	* *	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	* *	1	\$1,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	* *	1-3	\$3,000	

Mechanical	Curi	ent Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2037	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2032	* *	1	\$12,200		
	Other Observati	on, Extent : Light, Area	Affected	: 100%				
	Location: Bas	ement Boiler Room						
	Explanation:	l Unit						
Distribution								
Hot Wtr Piping/Pump	100%		2043	* *	4	\$1,800		
Terminal Devices								
Air Handler	60%		2032	* *	1	\$9,200		
Convector/Radiator	40%		2040	* *	1	\$3,200		
Air Conditioning								
Energy Source								
Electricity	100%		2043	* *	1			
Conversion Equipment								
Int Pkg Unit -	20%		2028	* *	2	\$300		
Heating/Cooling								
		t, Extent : Light, Area A	ffected :	20%				
	Location: 1 U	nit For Auditorium						
Reciprocating Compr/Chiller	80%		2032	* *	1	\$9,200		
r	R-22 Refrigeran	t, Extent : Light, Area A	ffected :	80%				
	Location: Basement							
	Other Observati	on, Extent : Light, Area	Affected	: 80%				
	Location : Bas	_						
	Explanation:	2 Units						

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

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

Mechanical		Current 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	
Air Conditioning									
Distribution									
Chilled Wtr Pipe/Pump	80%			2047	* *	4	\$1,500		
No Component	20%								
Terminal Devices									
Air Handler/Cool/Ht	80%			2032	* *	1	\$12,200		
No Component	20%								
Heat Rejection									
Air Condenser Unit	100%			2032	* *	2	\$17,200		
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$21,800		
Exhaust Fans									
Roof	70%			2032	* *	2	\$500		
Roof	30%			2032	* *	2	\$200		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2047	* *	1			
Water Heater									
Gas Fired	100%			2022	\$5,700	2	\$400		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sewage Ejector(s)									
Electric	100%			2032	* *	4	\$1,600		
Fixtures									
Generic	100%								
Vertical Transport									
Elevators									
Hydraulic	100%			LIFE	* *				
•	Other Obs	ervation, E	Extent : Light, Area		: 100%				
		: B, 1, 2.	2						
	Explana	tion : 1 Uni	it						
Fire Suppression	-								
Sprinkler									
Generic	100%			2047	* *	1-2	\$6,900		

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

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

Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

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 : 31-Jul-2013 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 363 Lot : 1 BIN : 4463561

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$29,600		\$9,100	\$9,400
Interior Architecture		\$4,300	\$2,000	\$14,300
Electrical	\$1,800	\$1,800	\$2,500	\$2,100
Mechanical	\$4,400	\$7,100	\$6,300	\$7,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$39,700	\$17,200	\$23,800	\$37,000
Importance Code A	\$30,500	\$1,000	\$10,100	\$10,400
Importance Code B	\$9,200	\$16,200	\$13,700	\$25,200
Importance Code C				\$1,300
Total	\$39,700	\$17,200	\$23,800	\$37,000



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 #: 14111

Exterior Walls	Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
Exterior Walls Masonry: Brick	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority
Masonry: Brick 70%	Exterior								
Metal Panel	Exterior Walls								
Granite Panels 5%	Masonry: Brick	70%			LIFE	* *	5	\$24,800	
Pre-Cast Concrete	Metal Panel	5%			2050	* *	5-10	\$12,200	
Stucco Cement 5% 2041 ** 5 \$4,400	Granite Panels	5%			LIFE	* *	5	\$1,300	
Windows Aluminum 95% 2046 ** 5 \$1,600 Glass Block 5% LIFE ** 5 \$100 Parapets	Pre-Cast Concrete	15%			LIFE	* *	5	\$17,300	
Aluminum 95% 2046 ** 5 \$1,600 Glass Block 5% LIFE ** 5 \$100 Parapets	Stucco Cement	5%			2041	* *	5	\$4,400	
Glass Block 5%	Windows								
Parapets Metal Panel 5% 2050 ** 5 \$500 Metal Rail 25% 2041 ** 5-10 \$10,600 Pre-Cast Concrete 65% LIFE ** 5 \$9,600 Pre-Cast Concrete 5% Now \$400 LIFE ** 5 \$9,600 End of the pre-Cast Concrete 5% Now \$400 LIFE ** 5 \$9,600 End of the pre-Cast Concrete 5% Now \$400 LIFE ** 5 \$700 End of the pre-Cast Concrete 5% Now \$400 LIFE ** 5 \$700 End of the pre-Cast Concrete 5% Now \$400 LIFE ** 5 \$700 End of the pre-Cast Concrete 5% Now \$400 LIFE ** 5 \$700 End of the pre-Cast Concrete 5% Location : Coping Caulking Deteriorated, Extent : Moderate, Area Affected : 50% Location : Coping End of the pre-Cast Coping End of the	Aluminum	95%			2046	* *	5	\$1,600	
Metal Panel 5% 2050 ** 5 \$500 Metal Rail 25% 2041 ** 5-10 \$10,600 Pre-Cast Concrete 65% LIFE ** 5 \$9,600 Pre-Cast Concrete 5% Now \$400 LIFE ** 5 \$700 Interior Walls Ceramic Tile 15% 2037 ** 5 \$4,300 Yinyl Tile 55% 2032 ** 3 \$6,000 Interior Walls Ceramic Tile 3% 2037 ** 5 \$600 Eccation 5% 2037 ** 5 \$300 Eccation 5% 2037 ** 5 \$300 Eccation 5% 2038 Eccat	Glass Block	5%			LIFE	* *	5	\$100	
Metal Rail 25% 2041 ** 5-10 \$10,600 Pre-Cast Concrete 65% LIFE ** 5 \$9,600 Pre-Cast Concrete 55% Now \$400 LIFE ** 5 \$9,600 Pre-Cast Concrete 55% Now \$400 LIFE ** 5 \$700 Moderate, Area Affected : 50% Location : Coping Caulking Deteriorated, Extent : Moderate, Area Affected : 50% Location : Coping									
Pre-Cast Concrete						* *	5		
Pre-Cast Concrete		25%				* *	5-10	\$10,600	
Interior Floors Carpet 30% 2025 \$109,800 \$3 \$13,000 \$10 \$15% \$2037 ** 5 \$4,300 \$10 \$						* *	5		
Location : Coping Caulking Deteriorated, Extent : Moderate, Area Affected : 50% Location : Coping	Pre-Cast Concrete			·			5	\$700	
Modified Bitumen		Caulking	Deteriorate	ed, Extent : Modera	te, Area	Affected : 50%			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25% Location : West Side Water Penetration, Extent : Moderate, Area Affected : 10% Location : Stair B, Custodians Office									
Carpet 30% 2025 \$109,800 3 \$13,000 Ceramic Tile 15% 2037 ** 5 \$4,300 Vinyl Tile 55% 2032 ** 3 \$6,000 Interior Walls	Modified Bitumen	Miss/Dan Location Water Per	aged Flash n : West Sid netration, E	nings, Extent : Mod le Extent : Moderate, A	erate, Ar	rea Affected : 25%			
Carpet 30% 2025 \$109,800 3 \$13,000 Ceramic Tile 15% 2037 ** 5 \$4,300 Vinyl Tile 55% 2032 ** 3 \$6,000 Interior Walls Ceramic Tile 3% 2037 ** 5 \$600 Folding Partition 5% 2046 ** 5 \$2,700 Glass: Single Pane 2% LIFE ** 5 \$300 Gypsum Board 90% LIFE ** 5 \$11,500 Ceilings AcousTileSusp.Lay-In 90% 2041 ** 5 \$26,000 Water Penetration, Extent: Moderate, Area Affected: 10% Location: Custodians Office And Stair B	Interior								
Ceramic Tile 15% 2037 ** 5 \$4,300 Vinyl Tile 55% 2032 ** 3 \$6,000 Interior Walls Ceramic Tile 3% 2037 ** 5 \$600 Folding Partition 5% 2046 ** 5 \$2,700 Glass: Single Pane 2% LIFE ** 5 \$300 Gypsum Board 90% LIFE ** 5 \$11,500 Ceilings AcousTileSusp.Lay-In 90% 2041 ** 5 \$26,000 Water Penetration, Extent: Moderate, Area Affected: 10% Location: Custodians Office And Stair B	Floors								
Vinyl Tile 55% 2032 ** 3 \$6,000 Interior Walls Ceramic Tile 3% 2037 ** 5 \$600 Folding Partition 5% 2046 ** 5 \$2,700 Glass: Single Pane 2% LIFE ** 5 \$300 Gypsum Board 90% LIFE ** 5 \$11,500 Ceilings AcousTileSusp.Lay-In 90% 2041 ** 5 \$26,000 Water Penetration, Extent: Moderate, Area Affected: 10% Location: Custodians Office And Stair B 10%	Carpet	30%			2025	\$109,800	3	\$13,000	
Interior Walls	Ceramic Tile					* *	5		
Ceramic Tile 3% 2037 ** 5 \$600 Folding Partition 5% 2046 ** 5 \$2,700 Glass: Single Pane 2% LIFE ** 5 \$300 Gypsum Board 90% LIFE ** 5 \$11,500 Ceilings AcousTileSusp.Lay-In 90% 2041 ** 5 \$26,000 Water Penetration, Extent: Moderate, Area Affected: 10% Location: Custodians Office And Stair B	Vinyl Tile	55%			2032	* *	3	\$6,000	
Folding Partition 5% 2046 ** 5 \$2,700 Glass: Single Pane 2% LIFE ** 5 \$300 Gypsum Board 90% LIFE ** 5 \$11,500 Ceilings AcousTileSusp.Lay-In 90% 2041 ** 5 \$26,000 Water Penetration, Extent: Moderate, Area Affected: 10% Location: Custodians Office And Stair B									
Glass: Single Pane 2% LIFE ** 5 \$300	Ceramic Tile	3%			2037	* *	5	\$600	
Gypsum Board 90% LIFE ** 5 \$11,500 Ceilings AcousTileSusp.Lay-In 90% 2041 ** 5 \$26,000 Water Penetration, Extent: Moderate, Area Affected: 10% Location: Custodians Office And Stair B	Folding Partition	5%			2046	* *	5	\$2,700	
Ceilings AcousTileSusp.Lay-In 90% 2041 ** 5 \$26,000 Water Penetration, Extent: Moderate, Area Affected: 10% Location: Custodians Office And Stair B	Glass: Single Pane	2%			LIFE	* *	5	\$300	
AcousTileSusp.Lay-In 90% 2041 ** 5 \$26,000 Water Penetration, Extent: Moderate, Area Affected: 10% Location: Custodians Office And Stair B	Gypsum Board	90%			LIFE	* *	5	\$11,500	
Water Penetration, Extent : Moderate, Area Affected : 10% Location : Custodians Office And Stair B		0001			20.41	والمراجع المراجع المرا	_	ф о с 000	
	Acous TileSusp.Lay-In	Water Per	netration, E		rea Affe		5	\$26,000	
	Gypsum Board			JJ		* *	5	\$3,600	

Electrical	Current Repa	ir Futu	re Replacement	Ma	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost 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 #: 14111

Electrical	Curr	ent Repair	Futur	e Replacement	M		
System Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment					_		
Fused Disc Sw	100%		2050	* *	5	\$100	
		on, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Elec		10.12	200 4			
Conital annu / Conital languard	Explanation : N	Iain Service Switch Ra	tea @ 12	200 Amperes			
Switchgear / Switchboard Molded Case Bkrs	100%		2050	* *	5	\$500	
	100%		2030		3	\$300	
Raceway Conduit	100%		2050	* *	1		
Panelboards	100%		2030		1		
Fused Disc Sw	5%		2046	* *	5		
Molded Case Bkrs	95%		2046	* *	5	\$500	
Wiring	7570		2040			Ψ300	
Thermoplastic	100%		2050	* *	1		
Motor Controllers	10070		2000		-		
Locally Mounted	100%		2041	* *	5	\$100	
Ground	10070					Ψ100	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting							
Fluorescent	60%		2032	* *	10	\$10,600	
	-	ixtures, Extent : Mode	rate, Are	a Affected : 100%			
	Location : Thre	oughout The Building					
Fluorescent	20%		2032	* *	10	\$3,500	
	Other Observation	on, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Thre	oughout The Building					
	Explanation: C	Compact Fluorescent L	amps				
Fluorescent	18%		2032	* *	10	\$3,200	
	T-8 Lamps And H	ixtures, Extent : Mode	rate, Are	a Affected : 100%			
	Location: Thre	oughout The Building					
Incandescent	2%		2032	* *	2		
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$2,300	
Exit, Service	50%		2032	* *	1		
Exterior Lighting							
HID	50%		2032	* *	10		
Incandescent	50%		2032	* *	2		
Alarm							
Security System							
Generic	100%		2032	* *	1	\$7,200	
		on, Extent : Moderate, A	Area Affe	ected : 100%			
		oughout The Building					
	Explanation : C	CCTV Surveillance C	'ameras				

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

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

Asset #: 14111

Electrical	Current Repair	Future 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	100%	2032 **	1-3 \$11,900						
	Other Observation, Extent : Moderate,	Area Affected : 100%							
	Location: Throughout The Building	30							
	Explanation: Strobe Lights, Manual	Pull Station And Smoke Det	ectors						

Mechanical	C	urrent Repair	Future	Replacement	M		
System Component Type		nil Date Estimated C Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating			•				
Energy Source							
Natural Gas	100%		2044	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2037	* *	1	\$9,600	
	Other Obser	vation, Extent : Light, A	Area Affected	: 100%			
	Location:	Basement Boiler Room	ı				
	Explanatio	n: 2 Units					
Distribution							
Hot Wtr Piping/Pump	100%		2040	* *	4	\$1,000	
Terminal Devices							
Air Handler	90%		2029	* *	1	\$10,800	
Convector/Radiator	10%		2037	* *	1	\$600	
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Reciprocating	100%		2029	* *	1	\$9,000	
Compr/Chiller							
1	R-22 Refrige	rant, Extent : Light, Ar	rea Affected : .	100%			
	Location:	Penthouse					
Terminal Devices							
Air Handler/Cool/Ht	100%		2029	* *	1	\$12,000	
Heat Rejection							
Air Condenser Unit	100%		2029	* *	2	\$13,500	
Ventilation						, -,	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,800	
Exhaust Fans						1	
Roof	100%		2029	* *	2	\$600	
Plumbing						+	
H/C Water Piping							
Brass/Copper	100%		2050	* *	1		
Water Heater							
Gas Fired	100%		2022	\$4,500	2	\$300	
Sanitary Piping	100/0			ψ 1,5 50		Ψ230	
Cast Iron	100%		LIFE	* *	1		
	100/0		- Lii L				

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

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

Mechanical	Current R	epair Fut	ure Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing						
Storm Drain Piping						
Cast Iron	100%	LIFE	**	1		
Backflow Preventer						
Generic	100%	2032	**	1	\$1,200	
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	**			
	Other Observation, Ex	ctent : Light, Area Affecte	ed: 100%			
	Location: 1-2					
	Explanation: 1 Unit					

Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

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 : 15-Apr-2016 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 16135 Lot : 1 BIN : 4303629

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$36,600
Total		\$36,600
Importance Code A		\$36,600
Total		\$36,600

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$15,900	\$700		
Interior Architecture	\$9,200		\$9,300	
Electrical	\$400	\$300	\$200	\$200
Mechanical	\$6,600	\$4,100	\$3,700	\$4,100
Total	\$32,100	\$5,200	\$13,200	\$4,400
Importance Code A	\$16,600	\$1,400	\$600	\$600
Importance Code B	\$6,400	\$3,800	\$12,600	\$3,700
Importance Code C	\$9,200			
Total	\$32,100	\$5,200	\$13,200	\$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.

QUEENS PUBLIC LIBRARY - 039 PENINSULA BRANCH LIBRARY

Asset #: 13304

Architecture		Current Repair	urrent Repair Future F		M	Maintenance	
System Component Type	% of Total	Fail Date Estimat (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Masonry: Brick	80%		LIFE	* *	5	\$18,900	
Stucco Cement	5%		2044	* *	5	\$1,500	
Window Wall	15%		2037	* *	5	\$6,600	
Parapets							
Masonry: Brick	13%		LIFE	* *	5-10	\$6,500	
Pre-Cast Concrete	2%		LIFE	* *	5	\$1,800	
No Component	85%						
Roof							
Modified Bitumen	100%		2032	* *	10	\$36,600	
nterior							
Floors							
Carpet	95%		2029	* *	3	\$27,800	
Ceramic Tile	5%		2042	* *	5	\$1,000	
Interior Walls	•			_			
Ceramic Tile	5%		2042	* *	5	\$400	
Gypsum Board	95%		LIFE	* *	5-10	\$14,100	
Ceilings							
AcousTileConcealSpLn	100%		2047	* *	5	\$24,400	

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2057	* *	5	\$100	
	Other Observation, Extent:	Moderate, Area Affected	: 100%			
	Location : Electrical First	Floor				
	Explanation: One 800 An	aps Main Disconnect Swit	ch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2057	* *	5	\$300	
Raceway						
Conduit	100%	2057	* *	1		
Panelboards						
Fused Disc Sw	5%	2052	* *	5		
Molded Case Bkrs	95%	2052	* *	5	\$300	
Wiring						
Thermoplastic	100%	2057	* *	1		
Motor Controllers						
Locally Mounted	100%	2047	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	

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.

QUEENS PUBLIC LIBRARY - 039 PENINSULA BRANCH LIBRARY

Asset #: 13304

Electrical	Current Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Estima FY	ited Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	95%	2037	* *	10	\$11,400	
	Other Observation, Extent : M Location : Throughout The B Explanation : T-8 Lamps	. 55	00%			
Fluorescent	5%	2037	* *	10	\$600	
	Compact Fluorescent Light, Ex Location : Throughout Hte B	. 55	ected : 100)%		
Egress Lighting						
Emergency, Battery	50%	2037	* *	10	\$1,600	
Exit, Service	50%	2037	* *	1		
Exterior Lighting						
HID	100%	2037	* *	10		
Alarm						
Security System						
No Component	80%					
Generic	20%	2037	* *	1	\$1,000	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2037	* *	1-3	\$1,600	

Mechanical		Current Repair	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%		2047	* *	1		
Conversion Equipment							
Furnace	100%		2037	* *	1	\$6,400	
Distribution							
Hot Wtr Piping/Pump	100%		2052	* *	4	\$600	
Terminal Devices							
Air Handler	90%		2037	* *	1	\$7,300	
Fan Coil Unit/Heat	10%		2032	* *	1	\$400	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Int Pkg Unit -	100%		2032	* *	2	\$800	
Heating/Cooling							
	Recent Ins	tallation, Extent : Light, Area	Affected	! : 100%			
	Location	: Refrigerant 410a On The Ro	of				
Terminal Devices							
Air Handler/Cool/Ht	100%		2037	* *	1	\$8,100	
Heat Rejection							
Remote Air Cond	100%		2037	* *	2	\$9,100	

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

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

QUEENS PUBLIC LIBRARY - 039 PENINSULA BRANCH LIBRARY

Mechanical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$11,500	
Exhaust Fans							
Interior	85%		2037	* *	2	\$300	
Roof	15%		2037	* *	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2057	* *	1		
Water Heater							
Gas Fired	100%		2027	\$3,000	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Fixtures							
Generic	100%						

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Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

Asset Name : QUEENS CENTRAL LIBRARY
Address : 89-11 MERRICK BOULEVARD

Borough : QUEENS Agency's Number : N/A

Area Sq Ft : 239,750 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 12-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 9798 Lot : 6 BIN : 4209635

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$1,250,600	\$701,900
Interior Architecture	\$1,177,700	\$648,000
Electrical	\$67,100	\$2,067,100
Mechanical	\$673,100	\$2,538,600
Total	\$3,168,500	\$5,955,500
Importance Code A	\$1,250,600	\$701,900
Importance Code B	\$1,654,900	\$5,164,000
Importance Code C	\$263,100	\$89,700
Total	\$3,168,500	\$5,955,500

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$47,900		\$10,500	
Interior Architecture	\$404,400			\$63,900
Electrical	\$30,400	\$20,600	\$21,800	\$20,300
Mechanical	\$144,600	\$95,900	\$145,400	\$91,200
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$643,100	\$132,300	\$193,500	\$191,200
T	Φ<0. 2 00	ф11 000	Φ22 400	
Importance Code A	\$60,200	\$11,900	\$22,400	\$11,900
Importance Code A Importance Code B	\$60,200 \$537,300	\$11,900 \$120,500	\$22,400 \$171,200	\$11,900 \$179,400
-	, ,	, ,	, ,	



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

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

Architecture		Current Re	epair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$175,500	LIFE	* *	5	\$29,400	
			ent : Moderate, A	rea Affe	cted : 10%			
		: Penthouse		4 40	C . 1 50/			
			xtent : Moderate,	Area Afj	tected: 5%			
		: Penthouse		man Affa	ata 1 . 100/			
			ent : Moderate, A oor Admin. Area					
		. secona r	501 Aumin. Area		**		Φ7.200	
Granite Panels	5%	2.4	Φ 2 <4.000	LIFE	**	5	\$7,300	
Panel/Paver: Limestone	50%	2-4	\$264,800	LIFE		5	\$36,700	
		r Miss/Eroa, : Front Enti	Extent : Light, Ar	еа Ађес	rtea : 10%			
		. Front Enti	unce					
Pre-Cast Concrete	10%			LIFE	* *	5	\$63,600	
Window Wall	5%			2047	* *	5	\$18,300	
Windows	250/	N.T.	ΦΩ 7.2 00	2025	* *	~	ф2. 7 00	
Aluminum	25%	Now	\$87,200	2035		5	\$3,500	
	_	eterioratea : Throughoi	Extent : Modera	te, Area	Апестеа : 5%			
		_	u ent : Moderate, A	rea Affe	acted : 50%			
		: Throughor		пец Аује	ciea . 570			
Aluminum	75%	. Throughou		2035	* *	5	\$21,000	
	13%			2033			\$21,000	
Parapets Masonry: Brick	30%	Now	\$38,900	LIFE	* *	5	\$6,800	
wasomy. Brick			xtent : Moderate,		fected : 25%	3	ψ0,000	
	_	: Throughor		11.00.1199	20,0			
			Moderate, Area A	Affected	: 15%			
		: Throughou		-55				
Masonry: Limestone	5%			LIFE	* *	5-10	\$13,800	
Metal Panel	10%			2037	* *	5	\$8,800	
Metal Rail	5%			2032	* *	5-10	\$20,500	
Panel/Paver: Limestone	50%			LIFE	* *	5-10	\$97,900	

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.

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Exterior				
Roof Built-Up (BUR)	25% Now \$83, Miss/Damaged Flashings, Extent: Location: Over ITS Area, 1980 Water Penetration, Extent: Model	: Moderate, Area Affected : 10%) Addition		
	Location : Over ITS Area, Blue Addition	Conference Room, Second Floor	r Corridors Of 1980	
Modified Bitumen Modified Bitumen	Addition 40% 30% Now \$425,7 Blisters, Extent: Moderate, Area A Location: Throughout		10 \$98,200	1
	Miss/Damaged Flashings, Extent: Location: Throughout Water Penetration, Extent: Severe Location: Throughout			
Skylight, Metal/Glass	5% Now \$89,9 Deformed/Dented, Extent: Light, Location: Throughout			
Interior Floors				
Carpet	35% Now \$301,3 Punct/Tear/Impact Damage, Exter Location: Throughout Worn/Eroded, Extent: Moderate, Location: Throughout	nt : Moderate, Area Affected : 10		
Cast in Place Concrete	10%	LIFE **	5 \$149,100	
Ceramic Tile	5% 0-2 \$130, Cracking/Crumbling, Extent : Light Location : Throughout		5 \$8,500	
Sheet Vinyl/Rubber	15%	2032 **	5 \$76,700	
Terrazzo	25% Recent Installation, Extent: Light, Location: Throughout	LIFE ** , Area Affected : 100%	5 \$133,100	
Vinyl Tile	10%	2027 \$287,200	3 \$17,000	

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

Asset #: 1867

Architecture		Current Repair		Futur	Future Replacement		Maintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile		Now	\$130,500	2030	* *	5	\$4,800	
	_	_	Extent: Moderate	, Area Aj	ffected : 75%			
	Location:	Through	out					
Concrete Masonry Unit	10%			LIFE	* *	5	\$15,300	
Glass: Single Pane	5%	Now	\$14,200	LIFE	* *	5	\$7,200	
	_	Cracking/Crumbling, Extent : Light, Area Affected : 20% Location : Throughout						
Gypsum Board	15%			LIFE	* *	5-10	\$48,700	
Gypsum Board	20%			LIFE	* *	5-10	\$64,900	
Gypsum Board	10%			LIFE	* *	5-10	\$32,400	
Plaster		Now	\$19,000	LIFE	* *	5	\$14,300	
1 Master			Extent : Moderate		ffected : 5%	C	Ψ1.,000	
	Location :	_		, ,	J			
SGFT/Glazed Masonry	5%			LIFE	* *	10	\$4,800	
Wood	5%			LIFE	* *	5	\$76,300	
Ceilings								
AcousTileConcealSpLn	15%	4+	\$410,000	2047	* *	5	\$32,000	
	Staining/Dis	coloring,	Extent: Moderate	, Area Ą	ffected : 25%			
	Location:	First C A	and C2 Floors					
	Worn/Erode	d, Extent	: Moderate, Area	Affected	: 25%			
	Location:	First C A	and C2 Floors					
AcousTileSusp.Lay-In	20%	0-2	\$54,700	2040	* *	5	\$34,100	
	Staining/Dis	coloring,	Extent : Moderate	, Area Ą	ffected : 5%			
	Location:	Payroll I	Room, Security Offi	ce, Corr	ridors			
	Water Penet	ration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location:	Payroll I	Room, Its And Corr	idors Of	1980 Addition, Ca	ıfeteria		
Exposed Concrete	5%			LIFE	* *	5-10	\$21,300	
Exposed Struc: Steel	5%			LIFE	* *	10	\$34,100	
Metal Panel		Now	\$84,600	LIFE	* *	5	\$21,300	
	Deformed/D	ented, Ex	ctent : Moderate, A	rea Affec	cted : 40%		•	
	Location:	Through	out					
Plaster	10%			LIFE	* *	5-10	\$58,600	
Plaster	15%			LIFE	* *	5-10	\$87,900	
Under Construction	25%						. ,	

Electrical		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
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	* *	5	\$1,000	
Switchgear / Switchboard								
Molded Case Bkrs	80%			2053	* *	5	\$5,100	
Molded Case Bkrs	20%			2027	\$38,700	5	\$1,300	

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

Electrical		Current R	lepair	Futur	e Replacement	Maintenance		
System Component Type		ail Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								ı
Raceway								
Conduit	40%			2027	\$89,300	1		
Conduit	60%			2057	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	\$300	
Fused Disc Sw	5%			2026	\$6,700	5	\$300	
Molded Case Bkrs	40%			2026	\$53,300	5	\$2,500	
Molded Case Bkrs	50%			2049	* *	5	\$3,200	
Wiring								
Braided Cloth	30%	2-4	\$67,100	2052	**	1		
			nt : Moderate, Are	a Affecte	ed : 100%			
	Location:	Basemeni	t					
Thermoplastic	40%			2027	\$89,500	1		
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	20%			2025	\$119,800	5	\$300	
Motor Control Center	70%			2025	\$103,200	5	\$4,600	
Variable Frequency	10%			2044	* *			
Drive								
Ground Grounding Devices								
Generic	50%			LIFE	* *	5	\$3,500	
Generic	50%			LIFE	* *	5	\$3,500	
Stand-by Power	3070			- Lii L			Ψ3,300	
Transfer Switches								
Automatic	100%			2047	* *	1	\$73,800	
Generators								
Diesel	100%			2042	* *	1	\$92,800	
	Other Obser	vation, E	xtent : Moderate, A	Area Affe	cted : 100%			
	Location:	Generato	r Room Basement					
	Explanatio	n : One 1	250 Kw					
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$8,900	
Fuel Storage								
Day Tank	50%			2052	* *	5	\$22,200	
			xtent : Moderate, A	Area Affe	cted : 100%			
			r Room Basement					
	Explanatio	n : One 2	75 Gals					
Main Tank	50%			2067	* *	5	\$3,500	
			xtent : Moderate, A	Area Affe	cted : 100%			
	Location:							
	Explanatio	n : One 6	000 Gals					

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.

Electrical	Current Repair	Futur	e Replacement	М		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2027	\$713,600	10	\$66,000	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	15%	2035	* *	10	\$33,000	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout					
	Explanation: T-5 Lamps					
Fluorescent	40%	2037	* *	10	\$88,000	
	Other Observation, Extent : Moderate,	Area Affe	ected : 100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Fluorescent	15%	2035	* *	10	\$33,000	
	Compact Fluorescent Light, Extent: M	oderate, 1	Area Affected : 100	0%		
	Location: Throughout The Building					
Egress Lighting						
Emergency, Service	40%	2037	* *	1		
Emergency, Service	10%	2027	\$11,700	1		
Emergency, Battery	5%	2027	\$16,000	10	\$2,900	
Exit, LED	30%	2062	* *	1		
Exit, Service	15%	2027	\$5,100	1		
Exterior Lighting						
HID	70%	2022	\$628,100	10	\$500	
HID	30%	2035	* *	10	\$200	
Alarm						
Security System	0004					
No Component	90%	2025	* *		40.000	
Generic	10%	2035	* *	1	\$9,000	
Fire/Smoke Detection	000/					
No Component	90%	2025	ماء ماء	1.2	#14.000	
Generic, Digital	10%	2035	* *	1-3	\$14,800	

Mechanical	Current	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2037	* *	1		
Fuel							

 $[\]label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a 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 Rep	oair Futur	e Replacement	M		
System Component Type	% of Fail Date E Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Conversion Equipment						
Furnace	5%	2032	* *	1	\$5,900	
		ent : Light, Area Affected	: 5%			
	Location: Roof					
	Explanation: 1 Roof N					
Hot Water Boiler	95%	2040	* *	1	\$112,600	
		ent : Light, Area Affected	: 95%			
	Location: Penthouse					
	Explanation: 2 Units					
Distribution	0.504	• • • •		_	*	
Hot Wtr Piping/Pump	95%	2035	* *	4	\$16,800	
No Component	5%					
Terminal Devices	5 00/	2022	****		4402 000	
Air Handler	70%	2022	\$896,700 * *	1	\$103,800	
Convector/Radiator	20%	2032		1	\$15,500	
Unit Heater-Stm/HW	5% 5%	2022	\$76,700	4	\$1,600	
No Component	5%					
Air Conditioning						
Energy Source	1.00/	2035	* *	1		
Electricity	10% 90%	2035	* *	1 1		
Steam/HW System Conversion Equipment	90%	2037		1		
Absorption	90%	2036	* *	1	\$233,500	
Chiller/Steam/HW	7070	2030		1	Ψ233,300	
Chiner/Steam/11 vv	R-134a Refrigerant, Ext	ent : Light, Area Affected	l : 90%			
	Location : Penthouse					
	Other Observation, Exte	ent : Light, Area Affected	: 90%			
	Location : Penthouse	3,7				
	Explanation: 2 Units					
Ext Pkg Unit -	10%	2027	\$156,700	2	\$1,500	
Heating/Cooling	10/0	2021	Ψ130,700	2	Ψ1,500	
220000000000000000000000000000000000000	R-22 Refrigerant, Exten	t : Light, Area Affected :	10%			
	Location : Roof	<i>J</i> , <i>JJ</i>				
Distribution	<u> </u>					
Chilled Wtr Pipe/Pump	90%	2037	* *	4	\$10,600	
No Component	10%				,	
Terminal Devices						
Air Handler/Cool/Ht	90%	2022	\$908,200	1	\$133,400	
No Component	10%					
Heat Rejection						
Remote Air Cond	10%	2027	\$141,900	2	\$16,700	
Water Cooling Tower	90%	2021	\$613,700	2	\$217,200	
Ventilation						<u> </u>
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$211,700	

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

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

Asset #: 1867

Mechanical	Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ventilation								
Exhaust Fans								
Interior	90%		2022	\$236,300	2	\$6,600		
Roof	10%		2027	\$18,900	2	\$700		
Plumbing								
H/C Water Piping	4.0007		2025	de de				
Brass/Copper	100%		2037	* *	1			
HW Heat Exchanger	4000/ 37	44.700	2025	de de		#22.7 00		
Low Temp	100% Now	\$1,500	2037	* *	4	\$23,700		
	Leak Evident, Extent		Affected :	5%				
g	Location : At The V	aive, Penthouse						
Sanitary Piping	1000/		LIEE	* *	1			
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping	1000/		LIDE	* *				
Cast Iron	100%		LIFE	* *	1			
Sump Pump(s)	1000/		2022	411.000		Φ2.500		
Rigid Piping	100%		2022	\$11,000	4	\$2,500		
Sewage Ejector(s)	1000/		2022	ф11 000	4	\$2.500		
Electric	100%		2022	\$11,000	4	\$2,500		
Fixtures	1000/							
Generic	100%							
Vertical Transport								
Elevators Geared Traction	500/		LIEE	* *				
Geared Traction	50% Other Observation, E	Extent : Light Anga	LIFE					
	Location : C1, C, C		Ајјестеи	. 5070				
	Explanation: Two							
H-dun-1in	50%	Onus	LIFE	* *				
Hydraulic	50% Other Observation, E	Extent : Light Anga						
	Location : C1, 2 An		Ајјестеа	. 50%				
Fine Communication	Explanation: 2 Un	us						
Fire Suppression								
Standpipe Generic	100%		2047	* *	1-5	\$120,900		
Sprinkler	100/0		2047		1-3	Ψ120,700		
Generic	100%		2037	* *	1-2	\$67,200		
Fire Pump	100/0		2031		1-2	Ψ07,200		
Generic	100%		2030	* *	1	\$44,800		
Chemical System	100/0		2030	•	1	Ψ++,000		
Generic	100%		2025	\$25,900	1-3	\$50,600		
GCIICIC	10070		4043	\$45,700	1-2	φ50,000		

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

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

Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

Asset Name : QUEENS 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 : 14-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 10621 Lot : 12 BIN : 4226761

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$109,700
Interior Architecture	\$38,900	\$16,400
Electrical		\$177,400
Mechanical		\$59,400
Total	\$38,900	\$362,800
Importance Code A		\$109,700
Importance Code B	\$38,900	\$253,100
Total	\$38,900	\$362,800

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$61,800			
Interior Architecture	\$49,600		\$2,700	\$6,300
Electrical	\$25,900			\$200
Mechanical	\$6,000	\$2,800	\$3,600	\$3,100
Total	\$143,300	\$2,800	\$6,300	\$9,600
Importance Code A	\$63,100	\$1,300	\$1,300	\$1,300
Importance Code B	\$59,700	\$1,500	\$5,000	\$7,600
Importance Code C	\$20,500			\$700
Total	\$143,300	\$2,800	\$6,300	\$9,600



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

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

Asset #: 13306

Architecture	Current Repair		Repair	Futur	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								
Cast in Place Concrete	7%	Now	\$1,000	LIFE	* *	5	\$4,300	
	_	_	, Extent : Moderate	_	-			
	Location	i : Baseme	nt Door At Steps To	Drivewo	ay			
Masonry: Brick	85%			LIFE	* *	5	\$20,700	
Masonry: Limestone	5%			LIFE	* *	5	\$900	
Granite Panels	3%			LIFE	* *	5	\$500	
Windows								
Aluminum	98%	Now	\$8,600	2035	* *	5	\$2,100	
	Ctrwt/Bali	nc Not Fun	act, Extent : Light, A	rea Affe	cted : 10%			
	Location	: Through	iout					
Metal Louvers	2%			2036	* *	10	\$500	
Parapets							7222	
Concrete Masonry Unit	40%			LIFE	* *	5-10	\$7,300	
Masonry: Brick	50%			LIFE	* *	5-10	\$11,500	
Masonry: Limestone	10%			LIFE	* *	5-10	\$4,100	
Roof	1070					0 10	Ψ.,100	
	Miss/Dam	Now	\$21,900	2027	\$109,700			
	Location	: At South	n Parapet		rea Affected : 10%			
	Location Water Pen	: At South netration, E	_	Area Affe	cted : 10%			
nterior	Location Water Pen	: At South netration, E	n Parapet Extent : Moderate, A	Area Affe	cted : 10%			
nterior Floors	Location Water Pen	: At South netration, E	n Parapet Extent : Moderate, A	Area Affe Reading I	cted : 10%			
	Location Water Pen Location 50%	n : At South netration, E n : Checkon Now	n Parapet Extent : Moderate, A ut Area, Childrens I \$24,600	Area Affe Reading I	cted: 10% Room \$122,900	3	\$14,600	
Floors	Location Water Pen Location 50% Staining/L	a : At South netration, I n : Checkon Now Discoloring	n Parapet Extent : Moderate, A ut Area, Childrens I \$24,600 n, Extent : Moderate	Area Affe Reading I	cted: 10% Room \$122,900	3	\$14,600	
Floors	Location Water Per Location 50% Staining/L Location	a: At South netration, I n: Checkon Now Discoloring n: First Flo	n Parapet Extent : Moderate, A ut Area, Childrens I \$24,600 u, Extent : Moderate	Area Affe Reading I 2023 c, Area A	sted: 10% Room \$122,900 ffected: 25%	3	\$14,600	
Floors	Location Water Per Location 50% Staining/L Location Wrinkling.	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	Area Affe Reading I 2023 c, Area A	sted: 10% Room \$122,900 ffected: 25%	3	\$14,600	
Floors	Location Water Per Location 50% Staining/L Location Wrinkling.	a: At South netration, I n: Checkon Now Discoloring n: First Flo	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	Area Affe Reading I 2023 c, Area A	sted: 10% Room \$122,900 ffected: 25%	3	\$14,600	
Floors	Location Water Per Location 50% Staining/L Location Wrinkling.	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	Area Affe Reading I 2023 c, Area A	sted: 10% Room \$122,900 ffected: 25%	3	\$14,600 \$1,000	
Floors Carpet	Location Water Per Location 50% Staining/L Location Wrinkling Location	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	Area Affe Reading I 2023 c, Area A octed : 10	\$122,900 ffected : 25%			
Floors Carpet Ceramic Tile	Location Water Per Location 50% Staining/L Location Wrinkling Location 5%	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	Area Affe Reading 1 2023 c, Area A ccted : 10	\$122,900 ffected : 25%	5	\$1,000	
Floors Carpet Ceramic Tile Quarry Tile	Location Water Per Location 50% Staining/L Location Wrinkling Location 5% 15%	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	2023 2, Area A. 2036 2036 2036	\$122,900 ffected : 25%	5 5	\$1,000 \$4,400	
Floors Carpet Ceramic Tile Quarry Tile Vinyl Tile	Location Water Per Location 50% Staining/L Location Wrinkling Location 5% 15% 20%	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	2023 2, Area Agenteed : 10 2036 2040 2032	\$122,900 ffected : 25%	5 5 3	\$1,000 \$4,400 \$1,500	
Floors Carpet Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile	Location Water Per Location 50% Staining/L Location Wrinkling Location 5% 15% 20%	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	2023 2, Area Agenteed : 10 2036 2040 2032	\$122,900 ffected : 25%	5 5 3	\$1,000 \$4,400 \$1,500	
Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls	Location Water Per Location 50% Staining/I Location Wrinkling Location 5% 15% 20% 10%	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	2023 2, Area A, 2026 2036 2040 2032 2027	\$122,900 ffected : 25%	5 5 3 3	\$1,000 \$4,400 \$1,500 \$1,000	
Carpet Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile	Location Water Per Location 50% Staining/L Location Wrinkling Location 20% 15% 20% 5%	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	2023 2, Area A, ccted: 10 2036 2040 2032 2027	\$122,900 ffected : 25% 0% ** ** \$16,400	5 5 3 3	\$1,000 \$4,400 \$1,500 \$1,000	
Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fabric on Framing	Location Water Peril Location 50% Staining/L Location Wrinkling Location 20% 15% 20% 5% 5%	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	2023 2, Area A 2026 2036 2040 2032 2027 2036 LIFE	\$122,900 \$122,900 ffected: 25% ** ** \$16,400 **	5 5 3 3 5 5	\$1,000 \$4,400 \$1,500 \$1,000 \$1,500 \$1,200	
Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Location Water Per Location 50% Staining/L Location Wrinkling Location 15% 20% 10% 5% 20% 5% 20%	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	2023 2, Area A. 2036 2040 2032 2027 2036 LIFE 2028 LIFE	\$122,900 \$122,900 ffected: 25% 0% ** ** \$16,400 ** **	5 5 3 3 3	\$1,000 \$4,400 \$1,500 \$1,000 \$1,200 \$2,900 \$2,200	
Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fabric on Framing Glass: Single Pane	Location Water Per Location 50% Staining/L Location Wrinkling Location 15% 20% 10% 5% 5% 20% 5%	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	2023 2, Area A, ccted : 10 2036 2040 2032 2027 2036 LIFE 2028 LIFE LIFE	\$122,900 \$122,900 ffected : 25% 0% ** ** *16,400	5 5 3 3 5 5 5 5	\$1,000 \$4,400 \$1,500 \$1,000 \$1,200 \$2,900	
Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fabric on Framing Glass: Single Pane Gypsum Board	Location Water Per Location 50% Staining/L Location Wrinkling Location 15% 20% 10% 5% 20% 5% 45%	n: At South netration, E n: Checkou Now Discoloring n: First Fle , Extent: M	n Parapet Extent : Moderate, A at Area, Childrens I \$24,600 a, Extent : Moderate poor Moderate, Area Affe	2023 2, Area A. 2036 2040 2032 2027 2036 LIFE 2028 LIFE	\$122,900 \$122,900 ffected : 25% 9% ** ** *16,400 ** ** ** **	5 5 3 3 5 5 5 5 5 5	\$1,000 \$4,400 \$1,500 \$1,000 \$1,200 \$2,900 \$2,200 \$22,400	

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

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

Asset #: 13306

Architecture	Current Re	pair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date F Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Ceilings							
AcousTileSusp.Lay-In	55%		2032	* *	5	\$10,700	
	Staining/Discoloring, E Location: Various Lo Water Penetration, Exte Location: Childrens	ocations On First ent : Moderate, A	Floor Area Affe	cted : 10%			
AcousTileSusp.Lay-In	25% 2-4 Cracking/Crumbling, E Location: Basement Worn/Eroded, Extent: Location: Basement				5	\$2,400	
Exposed Concrete	5%		LIFE	* *	5-10	\$1,200	
Plaster	15%		LIFE	* *	5-10	\$5,000	

Electrical		Current Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2027	\$700	5		
		ervation, Extent : Moderate	, Area Affe	ected : 100%			
	Location	: Electrical Room					
	Explanat	ion : One 200 Amps Main I	Disconnect	Switch			
Molded Case Bkrs	50%		2027	\$700	5	\$200	
	Other Obs	ervation, Extent : Moderate	, Area Affe	ected : 100%			
	Location	: Electrical Room					
	Explanat	ion : One 500 Amps Main I	Disconnect	Switch			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2027	\$32,000	5	\$300	
Raceway							
Conduit	100%		2027	\$31,100	1		
Panelboards							
Fused Disc Sw	5%		2026	\$700	5		
Molded Case Bkrs	95%		2026	\$14,100	5	\$300	
Wiring							
Braided Cloth	50%	2-4 \$13,700	2052	* *	1		
	Insulation	Aged, Extent : Moderate, A	rea Affecte	ed : 100%			
	Location	: Basement					
Thermoplastic	50%		2027	\$13,700	1		
Motor Controllers				. , , , , , , , , , , , , , , , , , , ,			
Locally Mounted	100%		2025	\$29,900	5	\$100	
Ground				. , , , , , , , , , , , , , , , , , , ,			
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	

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 #: 13306

Electrical	Current Repair	Future F	ure Replacement Maintenance			
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2022	\$128,800	10	\$11,900	
	Other Observation, Extent : Mod	derate, Area Affecte	ed : 100%			
	Location : Throughout The Bu	ilding				
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$1,600	
Exit, Service	50%	2032	* *	1		
Exterior Lighting						
HID	100%	2022	\$48,600	10		

Mechanical	Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2047	* *	1		
Conversion Equipment						
Steam Boiler	100%	2040	* *	1	\$12,900	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location: Boiler Room					
<u> </u>	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2037	* *	4	\$600	
Terminal Devices						
Convector/Radiator	100%	2040	* *	1	\$4,200	
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment						
Exterior Pkg Unit -	60%	2027	\$35,600	2	\$500	
Cooling						
Exterior Pkg Unit -	40%	2027	\$23,700	2	\$300	
Cooling						
Heat Rejection						
Air Condenser Unit	40%	2027	\$10,300	2	\$3,600	
No Component	60%					
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$11,500	
Exhaust Fans						
Roof	100%	2027	\$10,200	2	\$400	
Plumbing						
H/C Water Piping						
Galv Iron/Steel	100%	2032	* *	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 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								
Water Heater								
Gas Fired	100%			2025	\$3,000	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2032	* *	4	\$1,600	
Backflow Preventer								
Generic	100%			2027	\$1,200	1	\$800	
Fixtures								
Generic	100%							

Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

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 : 06-May-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 9264 Lot : 56 BIN : 4193458

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$323,900	
Interior Architecture	\$46,600	\$116,500
Electrical		\$179,000
Mechanical		\$48,300
Total	\$370,500	\$343,700
Importance Code A	\$323,900	
Importance Code B	\$46,600	\$343,700
Total	\$370,500	\$343,700

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$58,300		\$3,700	
Interior Architecture	\$85,200		\$3,300	\$1,900
Electrical	\$13,800			\$200
Mechanical	\$4,000	\$2,000	\$3,600	\$2,300
Total	\$161,300	\$2,000	\$10,600	\$4,400
Importance Code A	\$59,600	\$1,300	\$5,000	\$1,300
Importance Code B	\$69,600	\$700	\$5,600	\$3,100
Importance Code C	\$32,200			
Total	\$161,300	\$2,000	\$10,600	\$4,400



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

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

Architecture	Current	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls	000/ 34	Φ10 2 2 00	r ree	ale ale	~	Φ1 .7.2 00	
Masonry: Brick	90% Now Cracking/Crumblin		LIFE , Area Aff	* * Tected : 30%	5	\$15,200	
	Location: Throug						
	Vertical Cracks, Ex Location : Souther	tent : Moderate, Are	a Affected	t : 10%			
		ast Corner Extent : Moderate, A	Area Affec	ted : 30%			
	Location: Throug		rea rijjec	iea . 5070			
Masonry: Limestone	10% Now	\$61,000	LIFE	* *	5	\$1,300	
j	Jnt Mortar Miss/Er			ffected : 10%		, ,	
	Location : Childre						
		Extent : Light, Area	Affected :	20%			
W. 1	Location : Throug	hout					
Windows Aluminum	100% Now	\$80,600	2035	* *	5	\$2,400	
Aiummum	Caulking Deteriora				3	\$2,400	
	Location : Throug		, 11. 00. 1.	gjeereu i 1870			
	_	ng, Extent : Modera	te, Area A	ffected : 40%			
	Location : Throug	hout					
Parapets							
Metal Rail	10%		2040	* *	5-10	\$6,000	
No Component Roof	90%						
Metal Panel	30% Now	\$29,700	2032	* *			
Wictar Fairer		Extent : Moderate, 1		ted : 40%			
	Location : Throug						
Modified Bitumen	70% Now	\$28,600	2032	* *			
	Water Penetration,	Extent : Moderate, A	Area Affec	ted : 30%			
	Location : Throug	hout					
nterior							
Floors Carpet	15%		2026	\$37,500	3	\$4,400	
Carpet Cast in Place Concrete	5%		LIFE	\$37,300 * *	3 5	\$4,300	
Ceramic Tile	5% Now	\$5,700	2030	* *	5	\$500	
	Cracking/Crumbling Location: Throug	g, Extent : Moderate		fected : 30%		7-00	
Vinyl Tile	70% Now	\$46,600	2027	\$11 <i>6 5</i> 00	2	¢5 200	
Vinyl Tile	/U% NOW Cracking/Crumblin			\$116,500 Sected: 40%	3	\$5,200	
	Location : Throug	_	, 11.00.11)	22.24 . 10/0			
Vinyl Tile 9" X 9"	5% 0-2	\$10,800	2037	* *	3	\$400	
	Cracking/Crumblin			ected : 100%	5	φίου	
	Location : Throug		33				

Maintenance \$ are aggregated over a 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 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
terior								
Interior Walls	5 0/	3.7	#1 100	2026	* *	_	#200	
Ceramic Tile	5%		\$1,400	2036		5	\$300	
	_	Crumbung, ı : Through	Extent : Light, Are	а Ајјеси	ea : 10%			
Gypsum Board	15%			LIFE	* *	5-10	\$2,700	
Gypsum Board	15%			LIFE	* *	5-10	\$2,700	
Plaster	65%	Now	\$27,300	LIFE	* *	5	\$2,100	
			Extent : Moderate	, Area Aj	ffected : 10%			
	Location	ı : Through	out					
			Extent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Through	out					
Ceilings								
AcousTile,Adhered	5%		\$500	2032	* *	5	\$500	
			Extent : Light, Area	Affected	: 5%			
		: 2nd Floo		4 CC . 1	50/			
		aea, Extent 1 : 2nd Floc	: Moderate, Area A or	Азјестеа	: 5%			
AcousTileConcealSpLn	15%			2040	* *	5	\$3,700	
AcousTileSusp.Lay-In	20%	Now	\$3,200	2040	* *	5	\$2,000	
		Crumbling, i : Through	Extent : Light, Are	a Affecto	ed : 10%			
			Extent : Light, Area	Affactad	. 100/			
		ieiranon, E i : Through	-	Ајјестей	. 10/0			
Plaster	60%	Now	\$30,800	LIFE	* *	5	\$7,400	
	_	Crumbling, 1 : Through	Extent : Moderate out	, Area Aj	ffected : 30%			
	Water Per		Extent : Moderate, A	rea Affe	cted : 30%			

Electrical	Current Repair	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%	2027	\$1,500	5	\$300		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Electrical Room						
	Explanation: One 400 Amps Main	Disconnect Sv	witch				
Raceway							
Conduit	100%	2027	\$31,100	1			
Panelboards							
Fused Disc Sw	5%	2026	\$700	5			
Molded Case Bkrs	95%	2026	\$14,100	5	\$300		

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

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

Asset #: 13309

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Braided Cloth	50%	2026	\$13,700	1		
	Insulation Aged, Extent : Moderat Location : Throughout The Build		d : 100%			
Thermoplastic	50%	2027	\$13,700	1		
Motor Controllers						
Locally Mounted	100%	2025	\$29,900	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Lighting						
Interior Lighting						
Fluorescent	99%	2022	\$129,600	10	\$12,000	
	Other Observation, Extent : Mode. Location : Throughout The Build Explanation : T - 12 Lamps		cted : 100%			
Incandescent	1%	2022	\$1,300	2		
Egress Lighting			+ - ,			
Emergency, Battery	50%	2022	\$8,800	10	\$1,600	
Exit, Service	50%	2022	\$900	1	. ,	
Exterior Lighting			•			
HID	100%	2022	\$49,400	10		

Mechanical	Current Repair	Future F	Replacement	M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2037	* *	1		
Conversion Equipment						
Steam Boiler	100%	2032	* *	1	\$13,100	
	Other Observation, Extent : Mo	oderate, Area Affecte	ed: 100%			
	Location: Basement					
	Explanation: 1 Unit					
Distribution						
Steam Piping/Pump	100%	2037	* *	4	\$700	
Terminal Devices						
Convector/Radiator	100%	2040	* *	1	\$4,300	
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment						
Interior Pkg Unit -	20%	2025	\$33,700	2	\$200	
Cooling						
Exterior Pkg Unit -	80%	2027	\$48,300	2	\$600	
Cooling						

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

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

Mechanical		Current I	Repair	Futur	e Replacement	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%	Now	\$2,300	LIFE	* *	2-5	\$7,400	
	Leak Evid	ent, Extent	: Moderate, Area A	Affected :	25%			
	Location	: Flexible	Connection Of #1 1	Ext. Pack	age Unit On Roof			
Exhaust Fans								
Interior	60%			2027	\$8,700	2	\$200	
Roof	40%			2027	\$4,200	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2047	* *	1		
Galv Iron/Steel	80%			2032	* *	1		
Water Heater								
Gas Fired	100%			2025	\$3,000	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2032	* *	4	\$1,600	
Fixtures								
Generic	100%							

Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

Asset Name : RIDGEWOOD BRANCH LIBRARY
Address : 20-12 MADISON ST. @ FAIRVIEW AVE

 $Borough \hspace{1.5cm} : \hspace{.1cm} QUEENS \hspace{1.5cm} Agency's \hspace{.1cm} Number \hspace{.1cm} : \hspace{.1cm} RW \\$

Area Sq Ft : 13,732 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 05-Aug-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,1m,2

Block : 3491 Lot : 1 BIN : 4083512

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$172,000	
Electrical		\$51,400
Total	\$172,000	\$51,400
Importance Code A	\$172,000	
Importance Code B		\$51,400
Total	\$172,000	\$51,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture			\$2,900	
Interior Architecture	\$100	\$4,100	\$1,400	\$6,200
Electrical	\$1,300	\$1,300	\$1,700	\$1,500
Mechanical	\$2,000	\$1,600	\$3,200	\$2,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$7,300	\$10,900	\$13,200	\$14,000
Importance Code A	\$1,000	\$1,000	\$4,000	\$1,000
Importance Code B	\$6,200	\$9,900	\$9,300	\$13,000
Importance Code C	\$100			
Total	\$7,300	\$10,900	\$13,200	\$14,000



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 #: 13310

Architecture	Currer	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior							
Exterior Walls							
Cast Stone/Terra Cotta	5% Now Jnt Mortar Miss/E Location : Throu	\$18,000 rod, Extent : Modera ghout	LIFE te, Area Ą	* * ffected : 25%	5	\$8,700	
Cast Stone/Terra Cotta	15% Now Jnt Mortar Miss/E Location: Throu	\$47,000 rod, Extent : Modera ghout	LIFE te, Area Ą	* * ffected : 25%	5	\$26,200	
Masonry: Brick	80% Now Jnt Mortar Miss/E Location: Throu	\$106,900 rod, Extent : Moderat ghout	LIFE te, Area Ą	* * ffected : 50%	5	\$17,900	
Windows							
Aluminum	100%		2040	* *	5	\$5,800	
Parapets							
Cast Stone/Terra Cotta	10% Recent Repair Evid Location : Copin	lent, Extent : Light, A g	LIFE rea Affect	* * ted : 20%	5	\$6,000	
Masonry: Brick	90%		LIFE	* *	5	\$7,000	
,		lent, Extent : Light, A ghout		ted : 25%		, , , , , ,	
Roof							
Modified Bitumen	100%		2032	* *	10	\$17,900	
terior							
Floors							
Carpet	10%		2025	\$26,000	3	\$3,100	
Ceramic Tile	35%		2037	* *	5	\$7,200	
Vinyl Tile	55%		2032	* *	3	\$4,200	
Interior Walls							
Ceramic Tile	2%		2033	* *	5	\$200	
Glass: Single Pane	3%		LIFE	* *	5	\$200	
Gypsum Board	15%		LIFE	* *	5	\$900	
Plaster	80%		LIFE	* *	5	\$2,300	
Ceilings							
AcousTile, Adhered	30%		2029	* *	5	\$6,200	
AcousTileSusp.Lay-In	60%		2041	* *	5	\$12,400	
Plaster	10%		LIFE	* *	5	\$1,300	

Electrical	Current Repair	Future Replacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2050 **	5	\$100	
	Other Observation, Extent : Moderate,	Area Affected : 100%			
	Location : Electrical Room				
	Explanation: Main Service Switch R	ated @ 800 Amperes			

Maintenance \$ are aggregated over a 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 Re	eplacement	M	aintenance			
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%	2050	* *	5	\$400			
Raceway								
Conduit	100%	2050	* *	1				
Panelboards								
Fused Disc Sw	5%	2046	* *	5				
Molded Case Bkrs	95%	2046	* *	5	\$300			
Wiring								
Thermoplastic	100%	2050	* *	1				
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%	2032	* *	10	\$8,800			
	T-5 Lamps And Fixtures, Ex							
	Location: Throughout The	e Building						
Fluorescent	10%	2032	* *	10	\$1,300			
	Other Observation, Extent:	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throughout The	e Building						
	Explanation: Compact Flo	ourescent Lighting						
Fluorescent	20%	2032	* *	10	\$2,500			
	T-8 Lamps And Fixtures, Ex	T-8 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%						
	Location: Throughout The	e Building						
Egress Lighting								
Emergency, Battery	50%	2032	* *	10	\$1,700			
Exit, LED	50%	2059	* *	1				
Exterior Lighting								
HID	100%	2024	\$51,400	10				
Alarm								
Security System								
Generic	100%	2032	* *	1	\$5,100			
	Other Observation, Extent:							
	Location: Throughout The Building							
	Explanation: CCTV Sur	rveillance Cameras						
Fire/Smoke Detection								
Generic	100%	2032	* *	1-3	\$8,500			
	Other Observation, Extent:	Moderate, Area Affected	! : 100%					
	Location: Throughout The	e Building						
	Explanation : Smoke Detec	ctors, Horn And Manual	Pull Station					

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail I Total (Yea		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.

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

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

Asset #: 13310

Mechanical	Current Repa	air Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Furnace	50% Other Observation, Exten Location : Roof Explanation : 3 Roof To		* *	1	\$3,400	
Steam Boiler	50% Other Observation, Exter Location : Basement Be Explanation : 1 Unit	-	**	1	\$6,800	
Distribution	•					
Steam Piping/Pump No Component	50% 50%	2044	* *	4	\$300	
Terminal Devices						
Air Handler	20%	2024	\$14,700	1	\$1,700	
Convector/Radiator No Component	30% 50%	2037	* *	1	\$1,300	
Air Conditioning	3070					
Energy Source Electricity	100%	2040	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	20%	2024	\$9,200	1	\$1,300	
comp., cimo	Other Observation, Exter Location : Roof Explanation : Refrigera		: 20%			
Ext Pkg Unit - Heating/Cooling	80%	2032	* *	2	\$700	
	Other Observation, Extended Location: Roof					
m : 15 :	Explanation: 3 Packag	e Units. Refrigerant: R	-410a			
Terminal Devices Direct Expansion	20%	2024	\$8,400	1		
No Component	80%					
Heat Rejection Remote Air Cond No Component	20% 80%	2024	\$16,300	2	\$1,900	
Ventilation Distribution	3070					
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$7,700	
Exhaust Fans Roof	100%	2029	* *	2	\$400	
Plumbing		=		-	+	
H/C Water Piping Brass/Copper	100%	2044	* *	1		
21ubbi Copper	20070	2017		-		

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing							
Water Heater							
Gas Fired	100%		2023	\$3,200	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2029	* *	4	\$1,600	
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
	Other Observation, H	Extent : Light, Area	Affected	: 100%			
	Location: B-2						
	Explanation: One	Unit					

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Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

Asset Name : SOUTH JAMAICA BRANCH LIBRARY
Address : 108-41 GUY R. BREWER BLVD. JAMAICA

Borough : QUEENS Agency's Number : SJ
Program / Asset # : QPL0S65.000 / 13394 Yr Built/Renovated : 1999 /

Area Sq Ft : 14,518 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 15-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 10171 Lot : 8 BIN : 4000000

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$81,000	\$81,000
Total	\$81,000	\$81,000
Importance Code A	\$81,000	\$81,000
Total	\$81,000	\$81,000

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$25,800			
Interior Architecture	\$19,400		\$12,000	\$6,800
Electrical	\$700	\$300	\$400	\$300
Mechanical	\$10,400	\$1,700	\$4,000	\$900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$60,200	\$6,000	\$20,300	\$12,000
Importance Code A	\$26,500	\$700	\$700	\$700
Importance Code B	\$28,400	\$5,200	\$19,600	\$10,900
Importance Code C	\$5,300			\$300
Total	\$60,200	\$6,000	\$20,300	\$12,000



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 SOUTH JAMAICA BRANCH LIBRARY

Asset #: 13394

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	70%			LIFE	* *	5	\$21,800	
Pre-Cast Concrete	15%			LIFE	* *	5	\$15,200	
Window Wall	15%			2047	* *	5	\$8,800	
Windows								
Aluminum	95%			2043	* *	5	\$4,500	
Metal Louvers	5%			2036	* *	10	\$1,500	
Parapets								
Masonry: Brick	50%			LIFE	* *	5-10	\$2,800	
Pre-Cast Concrete	50%			LIFE	* *	5	\$5,200	
Roof								
Sloped Glazing	30%			LIFE	* *	5	\$162,000	
Not Accessible	70%							
terior								
Floors								
Carpet	30%			2026	\$82,500	3	\$9,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$9,500	
Ceramic Tile	60%			2036	* *	5	\$13,000	
Interior Walls								
Ceramic Tile	5%			2036	* *	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								
AcousTileSusp.Lay-In	80%			2040	* *	5	\$17,400	
Exposed Struc: Steel	5%			LIFE	* *	10	\$2,200	
Gypsum Board	15%			LIFE	* *	5-10	\$11,200	

lectrical	Current Rep	air Futur	e Replacement	M	aintenance	
rstem Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5	\$100	
	Other Observation, Exter	nt : Moderate, Area Affe	cted : 100%			
	Location : Electrical R	oom				
	Explanation: One 120	O Amps Main Disconnec	t Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2047	* *	5	\$100	
Raceway						
Conduit	100%	2047	* *	1		
Panelboards						
Fused Disc Sw	5%	2043	* *	5		
Molded Case Bkrs	95%	2043	* *	5	\$400	
Wiring						
Thermoplastic	100%	2047	* *	1		

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

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

QUEENS PUBLIC LIBRARY - 039 SOUTH JAMAICA BRANCH LIBRARY

Asset #: 13394

Electrical	Current Repair Future Replace		e Replacement	acement Maintenance		
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2040	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$400	
Lighting						
Interior Lighting						
Fluorescent	55%	2032	* *	10	\$7,300	
	Other Observation, Extent: Mo		cted : 100%			
	Location : Throughout The Bu	ilding				
	Explanation: T-8 Lamps					
Fluorescent	10%	2032	* *	10	\$1,300	
	Compact Fluorescent Light, Ext	ent : Moderate, A	rea Affected : 100	9%		
	Location : Throughout The Bu	ilding				
LED	35%	2037	* *			
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$1,800	
Exit, LED	50%	2055	* *	1		
Exterior Lighting						
HID	100%	2032	* *	10		
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	* *	1	\$1,100	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2032	* *	1-3	\$1,800	

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2053	* *	1		
Conversion Equipment							
Furnace	100%		2035	* *	1	\$7,200	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$12,800	
Air Conditioning							
Energy Source							
Electricity	100%		2049	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	100%		2032	* *	2	\$900	
Cooling							
Terminal Devices							
Direct Expansion	100%		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 SOUTH JAMAICA BRANCH LIBRARY

Asset #: 13394

Mechanical	Current Repair	Future Re	olacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$12,800	
Exhaust Fans						
Roof	100%	2035	* *	2	\$400	
Plumbing						
H/C Water Piping						
Brass/Copper	100%	2053	* *	1		
Water Heater						
Gas Fired	100%	2025	\$3,300	2	\$200	
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Sump Pump(s)						
Rigid Piping	100%	2032	* *	4	\$1,600	
Sewage Ejector(s)						
Electric	100%	2035	* *	4	\$2,500	
Backflow Preventer						
No Component	40%					
Generic	60%	2035	* *	1	\$500	
	Other Observation, Extent : Lig	, , , , , , , , , , , , , , , , , , , ,	%			
	Location: Fire Main And Box	iler Feed				
	Explanation : Partial					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Lize Location : B-1	ght, Area Affected : 100)%			
	Explanation : One Unit					
Fire Suppression						
Sprinkler						
No Component	95%					
Generic	5%	2047	* *	1-2	\$200	

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

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Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

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 : 22-Jul-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 831 Lot : 15 BIN : 4016923

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture		\$70,300
Electrical		\$146,900
Mechanical		\$56,200
Total		\$273,400
Importance Code A		\$70,300
Importance Code B		\$203,100
Total		\$273,400

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$2,000		\$2,600	
Interior Architecture	\$900		\$5,400	
Electrical	\$20,400	\$1,300	\$1,200	\$1,000
Mechanical	\$1,600	\$1,100	\$3,500	\$1,100
Total	\$24,800	\$2,400	\$12,700	\$2,100
Importance Code A	\$2,500	\$700	\$3,100	\$500
Importance Code B	\$21,700	\$1,800	\$9,600	\$1,600
Importance Code C	\$600			
Total	\$24.800	\$2,400	\$12,700	\$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.

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
xterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$19,100	
Masonry: Limestone	15%			LIFE	* *	5	\$2,500	
Windows								
Aluminum	100%			2040	* *	5	\$5,100	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$1,800	
Masonry: Limestone	5%	Now	\$2,000	LIFE	* *	5	\$100	
		r Miss/Erod : Coping	d, Extent : Moderat	e, Area A	Affected : 50%			
	_	Deteriorate : Coping	ed, Extent : Modera	te, Area	Affected : 50%			
Roof								
Modified Bitumen	100%			2024	\$70,300	10	\$12,200	
nterior								
Floors								
Carpet	62%			2023	\$126,200	3	\$15,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,800	
Ceramic Tile	3%			2033	* *	5	\$500	
Terrazzo	10%			LIFE	* *	5	\$1,300	
Vinyl Tile	20%			2029	* *	3	\$1,200	
Interior Walls								
Ceramic Tile	3%			2033	* *	5	\$1,200	
Masonry: Brick	7%			LIFE	* *			
Plaster	90%			LIFE	* *	5	\$11,100	
Ceilings								
Exposed Concrete	10%			LIFE	* *	5	\$300	
Plaster	90%			LIFE	* *	5	\$9,100	

Electrical	Current Repair	Futu	e Replacement	M	aintenance	
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%	2024	\$1,500	5	\$300	
	Other Observation, Extent: Moderate,	Area Affe	ected : 100%			
	Location : Electrical Room					
	Explanation : No Available Namepla	e Ratings	1			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2024	\$32,000	5	\$300	
Raceway						
Conduit	90%	2024	\$28,000	1		
Conduit	10%	2034	* *	1		
Panelboards						
Molded Case Bkrs	90%	2023	\$13,300	5	\$300	
Molded Case Bkrs	10%	2032	* *	5		

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

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

QUEENS PUBLIC LIBRARY - 039 STEINWAY BRANCH LIBRARY

Asset #: 13316

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Wiring							
Braided Cloth	70% 2-4	\$19,200	2049	* *	1		
	0 .	Extent : Moderate, Are	a Affecte	ed: 100%			
	Location : Throu	ighout The Building					
Thermoplastic	30%		2024	\$8,200	1		
Motor Controllers							
Locally Mounted	80%		2029	* *	5	\$100	
Locally Mounted	20%		2022	\$6,000	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	95%		2024	\$101,300	10	\$9,400	
	•	ixtures, Extent : Mod	erate, Ar	ea Affected : 100%	ó		
	Location: Throu	ighout The Building					
Fluorescent	5%		2024	\$5,300	10	\$500	
	Other Observation	, Extent : Moderate, A	Area Affe	cted: 100%			
	Location : Staire	ase Landings					
	Explanation : Co	ompact Fluorescent L	ight Fixtı	ires			
Egress Lighting							
Emergency, Battery	50%		2024	\$7,200	10	\$1,300	
Exit, Service	50%		2024	\$800	1		
Exterior Lighting							
HID	100%		2024	\$40,200	10		
Alarm							
Security System							
Generic	100%		2029	* *	1	\$4,000	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location: Throu	ghout The Building					
	Explanation: C	CTV Surveillance C	'ameras				
Fire/Smoke Detection							
Generic	100%		2029	* *	1-3	\$6,600	
	Other Observation	, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Throu	ghout The Building					
	Explanation: St	robe Lights, Manual H	Pull Statio	on And Smoke Det	ectors		

Mechanical	Current	Repair	Futur	re Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		

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

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

QUEENS PUBLIC LIBRARY - 039 STEINWAY BRANCH LIBRARY

Asset #: 13316

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Conversion Equipment								
Hot Water Boiler	100%		2037	* *	1	\$5,300		
		n, Extent : Light, Area	Affected	: 100%				
		ment Boiler Room						
	Explanation : 1	Unit						
Distribution	1000/		20.10	ماد ماد	4	Φ.500		
Hot Wtr Piping/Pump	100%		2040	* *	4	\$500		
Terminal Devices	7 00/		2020	de de		#2.200		
Air Handler	50%		2029	* *	1	\$3,300		
Convector/Radiator	50%		2029	* *	1	\$1,700		
Air Conditioning								
Energy Source	1000/		2022	* *	1			
Electricity	100%		2032	* *	1			
Conversion Equipment	000/		2024	Φ 7 < 3 00	•	\$		
Ext Pkg Unit -	80%		2024	\$56,200	2	\$500		
Heating/Cooling	D 22 D C:	T	CC . 1	000/				
	R-22 Refrigerant, Location : Roof	Extent : Light, Area A	ffected : (80%				
Split Unit	20%		2024	\$9,800				
Terminal Devices								
Fan Coil - Cooling	20%		2024	\$16,400	1	\$700		
No Component	80%							
Heat Rejection								
Remote Air Cond	20%		2024	\$12,700	2	\$1,500		
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,000		
Exhaust Fans								
Roof	100%		2024	\$8,500	2	\$300		
Plumbing			_					
H/C Water Piping								
Brass/Copper	100%		2034	* *	1			
Water Heater								
Gas Fired	100%		2022	\$2,500	2	\$200		
Sanitary Piping								
Cast Iron	100%		LIFE	* *	1			
Storm Drain Piping								
Cast Iron	100%		LIFE	**	1			
Sewage Ejector(s) Electric	100%		2024	\$11,000	4	\$1,600		
						. , -		
Fixtures								

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

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

Print Date: 16-Sep-2016 QUEENS PUBLIC LIBRARY - FY 2017

Asset Name : WOODSIDE BRANCH LIBRARY

Address : 54-22 SKILLMAN AVE.

Borough : QUEENS Agency's Number : WS

Area Sq Ft : 12,051 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 25-Jul-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,1m,2

Block : 1317 Lot : 85 BIN : 4030847

CAPITAL	FY 2018 - 2021	FY 2022 - 2027
Exterior Architecture	\$173,900	\$79,300
Interior Architecture		\$30,400
Electrical	\$6,000	\$194,800
Mechanical		\$78,700
Total	\$179,900	\$383,300
Importance Code A	\$173,900	\$79,300
Importance Code B	\$6,000	\$304,000
Total	\$179,900	\$383,300

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$8,400	\$100	\$1,000	
Interior Architecture	\$3,700	\$3,600	\$700	\$500
Electrical	\$9,400	\$3,500	\$1,400	\$1,100
Mechanical	\$1,500	\$1,300	\$3,100	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$27,100	\$12,300	\$10,200	\$6,800
Importance Code A	\$9,300	\$1,200	\$2,000	\$1,000
Importance Code B	\$16,100	\$11,200	\$8,200	\$5,800
Importance Code C	\$1,600			
Total	\$27,100	\$12.300	\$10.200	\$6.800



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 #: 13322

Architecture	Current	Futur	e Replacement	M			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls Masonry: Brick	Jnt Mortar Miss/Ero	cade, Near Main Er d, Extent : Moderar	itrance		5	\$29,900	
	Location : Through	hout					
Masonry: Limestone	10% Now Cracking/Crumbling Location: North F Jnt Mortar Miss/Ero Location: Cornice Staining/Discoloring Location: Cornice	acade d, Extent : Moderan And Horizontal Ba g, Extent : Moderate	e, Area A nds	Affected : 25%	5	\$2,600	
Pre-Cast Concrete	5%		LIFE	* *	5	\$5,700	
Windows							
Aluminum	100%		2040	* *	5	\$2,000	
Parapets	73 0/			de de	_	4.500	
Masonry: Brick	72% 5%		LIFE LIFE	* *	5 5	\$600 \$100	
Masonry: Limestone	Other Observation, Location: Coping	Extent : Moderate, A	Area Affe	ected : 100%	3	Ψ100	
Metal Panel	3%		2044	* *	5	\$100	
Metal: Cage/Fence	20%		2037	* *	5-10	\$1,400	
Roof							
Asphalt Shingle Modified Bitumen	60% 40% Now Miss/Damaged Flass Location: Over St. Water Penetration, I Location: Over St.	aff Restroom Extent : Moderate, A			10	\$1,800	
Interior		-					
Floors							
Carpet	40%		2025	\$91,300	3	\$10,800	
Cast in Place Concrete	5%		LIFE	* *	5	\$2,000	
Ceramic Tile	5%		2033	* *	5	\$900	
Vinyl Tile	30%		2032	* *	3	\$2,000	
Vinyl Tile	20%		2024	\$30,400	3	\$1,800	
Interior Walls							
Ceramic Tile	5%		2033	* *	5	\$1,200	
Concrete Masonry Unit	10%		LIFE	* *	5	\$1,000	
Plaster	80%		LIFE	* *	5	\$6,000	
Plaster	5% Now	\$1,000	LIFE	* *	5	\$400	
	Cracking/Crumbling Location: Boiler F Water Penetration, 1	Room		-			
	Location : Boiler F		теи Ајје	ciea . 10/0			

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.

Asset #: 13322

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								
AcousTileSusp.Lay-In	5%			2037	* *	5	\$900	
Exposed Struc: Wood	35%			LIFE	* *			
Plaster	55%			LIFE	* *	5	\$6,500	
Plaster	5%	Now	\$1,200	LIFE	* *	5	\$600	
	Cracking/	Crumbling,	Extent : Moderate	Area A	ffected : 10%			
	Location	: Boiler R	oom And Staff Rest	room				
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Boiler R	oom And Staff Rest	room				

Electrical	Current Re	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail Date E Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2024	\$1,500	5	\$300	
	Other Observation, Exte	ent : Moderate, A	rea Affe	ected : 100%			
	Location : Electrical I	Room					
	Explanation : Main Se	ervice Rated @ 4	00 Ampe	eres			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2024	\$32,000	5	\$300	
Raceway							
Conduit	50%		2024	\$15,500	1		
Conduit	50%		2044	* *	1		
Panelboards							
Fused Disc Sw	10%		2040	* *	5		
Molded Case Bkrs	50%		2040	* *	5	\$200	
Molded Case Bkrs	40%		2023	\$5,900	5	\$100	
Wiring							
Braided Cloth	30% 2-4	\$8,200	2049	* *	1		
	Insulation Aged, Extent	: Moderate, Area	a Affecte	ed : 100%			
	Location: Upper Floo	ors					
Thermoplastic	70%		2044	* *	1		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
	Other Observation, Exte Location : Basement	ent : Moderate, A	rea Affe	ected : 100%		•	
	Explanation: Connec	ted To Metal Wa	ter Pipe				
Lighting							

Lighting

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

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

Asset #: 13322

Electrical		Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$113,600	10	\$10,500	
	T-8 Lamps	And Fixtu	res, Extent : Modei	ate, Are	a Affected : 100%			
	Location	: Through	out The Building					
Fluorescent	5%			2019	\$6,000	10	\$600	
	T-12 Lamp	s And Fixt	ures, Extent : Mode	erate, Ar	ea Affected : 100%	ó		
	Location	: Basemen	t					
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$1,500	
Exit, Service	50%			2029	* *	1		
Exterior Lighting								
HID	100%			2024	\$45,100	10		
Alarm								
Security System								
Generic	100%			2024	\$36,100	1	\$4,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location	: Outside 1	And Inside					
	Explanati	ion : C C 7	V Surveillance C	ameras 1	And Intrusion Alari	m		
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$7,400	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location	: Through	out The Building					
	Explanati	ion : Smok	e Detector, Horns,	Manual	Pull Station And S	trobe Lig	ghts	

lechanical	Current Rep	air	Futur	e Replacement	M	aintenance			
ystem Component Type	% of Fail Date Es Total (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
eating									
Energy Source									
Natural Gas	100%	,	2044	* *	1				
Conversion Equipment									
Furnace	40%	·	2032	* *	1	\$2,400			
	Other Observation, Extent: Light, Area Affected: 40%								
	Location: Roof								
	Explanation: 1 Roof To	pp Package Unit							
Steam Boiler	60% 0-2	\$700	2037	* *	1	\$6,400			
	Damaged, Extent : Moderate, Area Affected : 3%								
	Location : Cover Of Th	e Boiler							
	Other Observation, Extent : Light, Area Affected : 60%								
	Location : Basement Bo								
	Explanation: 1 Unit								
Distribution	·								
Steam Piping/Pump	60%	2	2034	* *	4	\$500			
No Component	40%								

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

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

Asset #: 13322

Mechanical		Current Repair		Future	Replacement	Maintenance		
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	60%			2029	* *	1	\$2,300	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment	1.000/			2024	450 500		Φ π οο	
Ext Pkg Unit -	100%			2024	\$78,700	2	\$700	
Heating/Cooling	D 22 D of wi	annut Entant	. Liolat Amon A.	Control . 1	000/			
	K-22 Kejri Location	_	: Light, Area Aj	ijeciea : 1	00%			
Ventilation	Locuiton	. <i>Rooj</i>						
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans	100/0			LIFE		2-3	\$0,700	
Roof	100%			2029	* *	2	\$400	
Plumbing	10070			202)			ψ+00	
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	\$2,800	2	\$200	
Sanitary Piping					•			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,000	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			
			t : Light, Area	Affected :	100%			
		: 1, M, 2, 3						
	Explanat	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.