

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
Program / Asset # : OPL0B12.000 / 13283 **Yr Built/Renovated** : 1958 / 2007
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



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$22,300	
Granite Panels	3%			LIFE	**	5	\$500	
Window Wall	5%			2044	**	5	\$4,500	
Windows								
Aluminum	100%			2040	**	5	\$7,200	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$2,800	
Metal Panel	5%	Now	\$600	2044	**	5	\$300	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At Upper Parapet</i>								
Roof								
Modified Bitumen	100%	Now	\$10,900	2032	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
Interior								
Floors								
Carpet	20%			2025			\$8,000	
Carpet	30%			2023			\$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			\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Basement</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	25%			2032	**	3	\$2,500	
Interior Walls								
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	**			
Gypsum Board	25%			LIFE	**	5	\$2,800	
Plaster	45%			LIFE	**	5	\$2,500	
Ceilings								
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	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$500	
Raceway								
Conduit	70%			2024	\$21,700	1		
Conduit	30%			2050	**	1		
Panelboards								
Molded Case Bkrs	70%			2023	\$10,400	5	\$300	
Molded Case Bkrs	30%			2046	**	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$19,200	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	10%			2024	\$17,700	10	\$1,600	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fluorescent	40%			2019	\$70,700	10	\$6,500	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
Fluorescent	40%			2032	**	10	\$6,500	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
Fluorescent	10%			2032	**	10	\$1,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Fixtures</i>							
Egress Lighting								
Emergency, Battery	30%			2024	\$7,100	10	\$1,300	
Exit, Service	70%			2024	\$1,800	1		
Exterior Lighting								
HID	100%			2029	**	10	\$100	
Alarm								

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

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

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

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

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

Alarm

Security System Generic	100%			2032	**	1	\$6,700	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : C C T V Surveillance Cameras

Fire/Smoke Detection Generic	100%			2032	**	1-3	\$11,000	
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Manual Pull Station, Strobe Lights, Horns And Smoke Detectors

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

Heating

Energy Source Natural Gas	100%			2044	**	1		
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Conversion Equipment Hot Water Boiler	100%			2037	**	1	\$8,800	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 1 Unit

Distribution Hot Wtr Piping/Pump	100%			2032	**	4	\$900	
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Terminal Devices Convactor/Radiator	100%			2029	**	1	\$5,800	
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Air Conditioning

Energy Source Electricity	100%			2040	**	1		
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Conversion Equipment Exterior Pkg Unit - Cooling	70%			2029	**	2	\$800	
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Other Observation, Extent : Light, Area Affected : 70%
Location : One On Lower Roof, Another On The Higher Roof
Explanation : 2 Units With R-410a Refrigerant

Split Unit	30%			2029	**			
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Terminal Devices Fan Coil - Cooling	30%			2029	**	1	\$1,700	
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No Component	70%							
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Heat Rejection Remote Air Cond	30%			2029	**	2	\$3,700	
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No Component	70%							
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Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,900	
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Exhaust Fans								
Interior	50%			2029	**	2	\$300	
Roof	50%			2029	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2024	\$4,100	2	\$300	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
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	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : For Boiler Only</i>					
Fixtures								
Generic	100%							

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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 # : OPL0004.000 / 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

EXPENSE	FY 2018	FY 2019	FY 2020	FY 2021
Exterior Architecture	\$3,000	\$13,300	\$4,500	\$3,300
Interior Architecture		\$7,700	\$1,100	\$13,400
Electrical	\$1,800	\$1,800	\$2,200	\$2,100
Mechanical	\$5,300	\$5,600	\$7,000	\$7,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$14,000	\$32,300	\$18,700	\$29,900
Importance Code A	\$4,000	\$14,300	\$5,500	\$4,300
Importance Code B	\$10,000	\$18,100	\$13,300	\$25,700
Importance Code C				
Total	\$14,000	\$32,300	\$18,700	\$29,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$8,000	
Metal Panel	5%			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	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section Over Northeast Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Northeast Corner In Childrens Area</i>								
Modified Bitumen	90%			2032	**	10	\$23,600	
Interior								
Floors								
Carpet	55%			2025	\$195,800	3	\$23,200	
Cast in Place Concrete	10%			LIFE	**	5	\$6,200	
Ceramic Tile	5%			2037	**	5	\$1,400	
Vinyl Tile	30%			2032	**	3	\$3,200	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2037	**	5	\$900	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,800	
Gypsum Board	60%			LIFE	**	5	\$6,600	
Ceilings								
AcousTileSusp.Lay-In	95%			2041	**	5	\$26,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**			

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

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	30%			2046	**	5	\$100	
Molded Case Bkrs	70%			2046	**	5	\$300	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	30%			2032	**	10	\$5,200	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bookcase Section</i>								
Fluorescent	30%			2032	**	10	\$5,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Fluorescent	40%			2032	**	10	\$6,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$2,300	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	
Alarm								
Security System								
Generic	100%			2032	**	1	\$7,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$11,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detector</i>								

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

Heating

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$9,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2046	**	4	\$1,400	
Terminal Devices								
Air Handler	90%			2032	**	1	\$10,500	
Convactor/Radiator	10%			2037	**	1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2025	\$239,900	2	\$1,200	
Heat Rejection								
Remote Air Cond	100%			2029	**	2	\$13,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,500	
Exhaust Fans								
Interior	70%			2029	**	2	\$400	
Roof	30%			2029	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,300	2	\$300	
Sanitary Piping								
Cast Iron	100%	Now	\$2,000	LIFE	**	1		
<i>Malfunctioning, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Vent Piping Not Working Properly</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$1,600	
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$1,600	
Backflow Preventer								
Generic	100%			2032	**	1	\$1,200	
Fixtures								
Generic	100%							
Vertical Transport								

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

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

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

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

Print Date : 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 # : OPL0002.000 / 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



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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
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	
<hr/>								
Windows								
Aluminum	98%			2041	**	5	\$22,200	
Metal Louvers	2%			2034	**	10	\$2,800	
<hr/>								
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	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<hr/>								
Roof								
Built-Up (BUR)	90%	Now	\$36,800	2025			\$183,800	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Bulkheads</i>								
<hr/>								
Plaza Roof: Stone Panels	8%			2045	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Conference Room A</i>								
<i>Explanation : Recent Repair Evident</i>								
<hr/>								
Skylight, Plastic	2%			2038	**	1		
<hr/>								
Interior								
Floors								
Carpet	30%			2024			\$331,400	3
Cast in Place Concrete	10%			LIFE	**	5	\$19,100	
Ceramic Tile	5%			2034	**	5	\$4,400	
Granite Panels	30%			LIFE	**	5	\$19,700	
Vinyl Tile	20%			2030	**	3	\$8,700	
Wood	5%			2053	**	5	\$8,200	
<hr/>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$4,900	
Concrete Masonry Unit	15%			LIFE	**	5	\$5,900	
Glass: Single Pane	10%			LIFE	**	5	\$7,400	
Gypsum Board	60%			LIFE	**	5	\$35,500	
Metal Panel	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$19,700	

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2038	**	5	\$8,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Conference Room A</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,400	
Gypsum Board	20%			LIFE	**	5	\$21,800	
Metal Panel	15%			LIFE	**	5	\$16,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Suspension Panels</i>								
Metal Panel	25%			LIFE	**	5	\$27,300	
Wood	20%			LIFE	**	5	\$152,800	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	100%			2038	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : 2- 75 Kva 208v Pri - 480/266v Sec</i>								
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	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Stand-by Power							
Transfer Switches							
Automatic	100%			2038	**	1	\$18,000
Generators							
Diesel	100%			2034	**	1	\$22,600
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : One 230 Kw</i>					
Batteries							
Lead/Acid	100%			2019	\$1,500	5	\$2,200
Fuel Storage							
Day Tank	50%			2041	**	5	\$5,400
		<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>					
		<i>Location : Roof</i>					
		<i>Explanation : 75 Gallon Tank</i>					
Main Tank	50%			2053	**	5	\$900
		<i>Other Observation, Extent : Moderate, Area Affected : 95%</i>					
		<i>Location : Basement</i>					
		<i>Explanation : 3000 Gallon Tank</i>					
Lighting							
Interior Lighting							
Fluorescent	93%			2030	**	10	\$49,800
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Throughout The Building</i>					
		<i>Explanation : T-8 Lamps</i>					
Fluorescent	5%			2030	**	10	\$2,700
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Throughout The Building</i>					
Incandescent	2%			2030	**	2	
Egress Lighting							
Emergency, Service	60%			2030	**	1	
Exit, LED	40%			2053	**	1	
Exterior Lighting							
Fluorescent	10%			2030	**	10	\$500
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
		<i>Location : Throughout The Building</i>					
HID	90%			2030	**	10	\$200
Alarm							
Security System							
No Component	65%						
Generic	35%			2030	**	1	\$7,600
Fire/Smoke Detection							
No Component	50%						
Generic, Digital	50%			2030	**	1-3	\$18,500

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$28,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units - Providing Chilled Water Also</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$2,900	
Terminal Devices								
Air Handler	60%			2030	**	1	\$21,700	
Convactor/Radiator	30%			2038	**	1	\$5,700	
Unit Heater-Stm/HW	10%			2030	**	4	\$800	
Air Conditioning								
Energy Source								
Natural Gas	100%			2045	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	100%			2030	**	1	\$63,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room, Basement</i>								
<i>Explanation : 2 Combination Heater - Chiller Units</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$2,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$36,100	
Heat Rejection								
Water Cooling Tower	100%			2026	\$166,000	2	\$58,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$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	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor Sprinkler Room</i>						
		<i>Explanation : Bfp</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : C, M, L, 1-3</i>						
		<i>Explanation : Two Units</i>						
Fire Suppression								
Sprinkler Generic	100%			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
Program / Asset # : QPLOF22.000 / 13290 **Yr Built/Renovated** : 1958 / 2001
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				
Total	\$47,400	\$50,600	\$15,400	\$19,900



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$169,700	LIFE	**	5	\$28,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	5%	Now	\$18,700	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Granite Panels	3%			LIFE	**	5	\$800	
Window Wall	10%			2034	**	5	\$13,000	
Windows								
Aluminum	97%			2046	**	5	\$2,100	
Metal Louvers	3%			2033	**	10	\$400	
Parapets								
Masonry: Brick	95%	Now	\$44,800	LIFE	**	5	\$3,900	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Modified Bitumen	100%			2029	**	10	\$23,800	
Interior								
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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$2,500	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : No Nameplate Rating Available</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$600	
Raceway								
Conduit	90%			2024	\$28,000	1		
Conduit	10%			2034	**	1		
Panelboards								
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								
Braided Cloth	65%	2-4	\$17,900	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	35%			2034	**	1		
Motor Controllers								
Locally Mounted	10%			2022	\$4,500	5		
Motor Control Center	90%			2022	\$10,000	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	98%			2024	\$213,300	10	\$19,700	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	2%			2024	\$4,400	10	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Staircase</i>							
	<i>Explanation : Compact Fluorescent Lighting</i>							
Egress Lighting								
Emergency, Battery	50%			2024	\$14,700	10	\$2,600	
Exit, Service	50%			2024	\$1,600	1		
Exterior Lighting								
HID	100%			2024	\$82,100	10	\$100	
Alarm								
Security System								
Generic	100%			2024	\$65,800	1	\$8,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm Only</i>							

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

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

Alarm

Fire/Smoke Detection
Generic

100%	2024	\$225,200	1-3	\$13,900
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Light, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source

Natural Gas

100%	2044	**	1
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Conversion Equipment

Hot Water Boiler

100%	2041	**	1	\$10,900
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Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

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

Air Handler

60%	2029	**	1	\$8,100
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Convactor/Radiator

40%	2037	**	1	\$2,800
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Air Conditioning

Energy Source

Electricity

100%	2040	**	1
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Conversion Equipment

Int Pkg Unit -
Heating/Cooling

30%	2025	\$129,900	2	\$400
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R-22 Refrigerant, Extent : Light, Area Affected : 30%
Location : Basement And Penthouse

Reciprocating
Compr/Chiller

70%	2029	**	1	\$7,100
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R-22 Refrigerant, Extent : Light, Area Affected : 70%
Location : Basement

Terminal Devices

Air Handler/Cool/Ht

70%	2029	**	1	\$9,500
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No Component

30%

Heat Rejection

Air Condenser Unit

70%	2029	**	2	\$10,700
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No Component

30%

Ventilation

Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$12,200
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Exhaust Fans

Interior

50%	2029	**	2	\$300
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Roof

50%	2029	**	2	\$300
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QUEENS PUBLIC LIBRARY - 039
FOREST HILLS BRANCH LIBRARY
Asset # : 13290

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	80%			2050	* *	1		
Galv Iron/Steel	20%			2029	* *	1		
<hr/>								
Water Heater								
Gas Fired	100%			2022	\$5,100	2	\$300	
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
<hr/>								
Sump Pump(s)								
Rigid Piping	100%			2032	* *	4	\$1,600	
<hr/>								
Sewage Ejector(s)								
Electric	100%			2032	* *	4	\$1,600	
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : 1 Unit</i>						
<hr/>								
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 # : OPL0G24.000 / 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Cement-Fiber Panel	75%			2037	**	10	\$39,800		
Metal/Glass Curt Wall	25%			LIFE	**	5	\$15,900		
Parapets									
Metal Panel	100%			2057	**	5	\$5,100		
Roof									
Modified Bitumen	100%			2037	**	10	\$12,800		
Interior									
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%								
<i>Other Observation, Extent : Light, Area Affected : 0%</i>									
<i>Location : Throughout</i>									
<i>Explanation : Exterior Glass Wall</i>									
Ceilings									
Embossed Metal	100%			LIFE	**	5	\$12,700		
Electrical									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2057	**	5	\$100		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : One 1200 Amps Main Disconnect Switch</i>									
Switchgear / Switchboard									
Fused Disc Sw	100%			2057	**	5	\$100		
Raceway									
Conduit	100%			2057	**	1			
Panelboards									
Fused Disc Sw	5%			2052	**	5			
Molded Case Bkrs	95%			2052	**	5	\$500		
Wiring									
Thermoplastic	100%			2057	**	1			
Motor Controllers									
Locally Mounted	100%			2047	**	5	\$100		
Ground									
Grounding Devices									
Generic	100%			LIFE	**	5	\$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.*

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	90%			2037	**	10	\$14,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2037	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$2,200	
Exit, LED	50%			2067	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$1,300	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$2,200	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2047	**	1		
Conversion Equipment Hot Water Boiler	100%			2047	**	1	\$8,900	
Distribution Hot Wtr Piping/Pump	100%			2052	**	4	\$900	
Terminal Devices Air Handler	80%			2037	**	1	\$8,900	
Convector/Radiator	20%			2047	**	1	\$1,200	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$1,100	
Terminal Devices Air Handler/Cool/Ht	100%			2037	**	1	\$11,100	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,900	

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

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

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

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

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

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

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

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

Print Date : 16-Sep-2016

QUEENS PUBLIC LIBRARY - FY 2017

Asset Name : GLENDALE BRANCH LIBRARY
Address : 78-60 73RD PL.
Borough : QUEENS **Agency's Number** : GL
Program / Asset # : OPL0G25.000 / 13292 **Yr Built/Renovated** : 1935 / 2008
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



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$114,300	LIFE	**	5	\$19,100	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner, Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Window Openings Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$800	
Stucco Cement	5%	Now	\$6,100	2029	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall Above Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall Above Roof</i>								
Windows								
Aluminum	90%			2032	**	5	\$2,100	
Aluminum	10%			2046	**	5	\$200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Reading Room</i>								
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		10	\$9,700	
Interior								
Floors								
Carpet	40%			2020		3	\$9,100	
Carpet	15%			2025		3	\$3,400	
Cast in Place Concrete	10%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2027		5	\$800	
Vinyl Tile	30%			2024		3	\$2,300	
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Reading Area</i>								
Plaster	5%	Now	\$400	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Stair</i>								
Plaster	70%			LIFE	**	5	\$2,300	
Wood	15%			LIFE	**	5	\$6,500	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2041	**	5	\$1,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Reading Area</i>								
Exposed Struc: Wood	15%			LIFE	**			
Plaster	75%			LIFE	**	5	\$7,100	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
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		
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2019	\$85,500	10	\$7,900	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$5,000	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Fluorescent	10%			2032	**	10	\$900	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Childrens Room</i>								

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

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

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

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

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

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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only</i>								

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

Heating

Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment Steam Boiler	100%			2037	**	1	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Steam Piping/Pump	100%			2034	**	4	\$800	
Terminal Devices Convactor/Radiator	100%			2037	**	1	\$3,300	

Air Conditioning

Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	80%			2029	**	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Split Unit	20%			2019	\$9,300			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
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	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Boiler Only</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, Aud, 1</i>						
		<i>Explanation : One Unit</i>						

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

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

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

Print Date : 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
Program / Asset # : OPL0J29.000 / 13296 **Yr Built/Renovated** : 1954 / 1999
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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	67%			LIFE	**	5	\$13,800	
Masonry: Limestone	25%	Now	\$55,600	LIFE	**	5	\$3,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Panel	3%			2044	**	5-10	\$4,200	
Granite Panels	5%			LIFE	**	5	\$800	
Windows								
Aluminum	97%	0-2	\$225,600	2049	**	5	\$2,700	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2027	\$5,000	10	\$1,100	
Parapets								
Masonry: Brick	80%	Now	\$43,700	LIFE	**	5	\$3,800	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of South Parapet</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Interior Face Of West And South Parapets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	15%	Now	\$14,900	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping At East Parapet</i>								
Metal Rail	5%			2029	**	5-10	\$4,300	
Roof								
Modified Bitumen	100%	Now	\$25,200	2024	\$126,000			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over First Floor</i>								
Interior								
Floors								
Carpet	15%			2020	\$35,600	3	\$4,200	
Carpet	35%			2025	\$83,000	3	\$9,800	
Cast in Place Concrete	3%			LIFE	**	5	\$1,200	
Ceramic Tile	2%			2033	**	5	\$400	
Quarry Tile	20%			2037	**	5	\$5,600	
Terrazzo	5%			LIFE	**	5	\$700	
Vinyl Tile	20%			2019	\$31,600	3	\$1,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9x9 Units</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
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	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2034	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes</i>								
Molded Case Bkrs	50%			2024	\$700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Ratings</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$300	
Raceway								
Conduit	95%			2024	\$29,500	1		
Conduit	5%			2044	**	1		
Panelboards								
Molded Case Bkrs	95%			2023	\$14,100	5	\$300	
Molded Case Bkrs	5%			2040	**	5		
Wiring								
Braided Cloth	95%	2-4	\$26,100	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	5%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2022	\$29,900	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2019	\$121,800	10	\$11,300	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2019	\$2,500	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Egress Lighting 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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front, Inside</i>								
<i>Explanation : C C T V Surveillance Cameras, And Intrusion Alarm</i>								
Fire/Smoke Detection Generic	100%			2024	\$128,600	1-3	\$8,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment Hot Water Boiler	100%			2037	**	1	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			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		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Air Conditioning							
Conversion Equipment							
Reciprocating Compr/Chiller	60%			2024	\$25,300	1	\$3,500
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>						
	<i>Location : Basement A C Room</i>						
Exterior Pkg Unit - Cooling	40%			2029	**	2	\$300
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>						
	<i>Location : Roof</i>						
Terminal Devices							
Air Handler/Cool/Ht No Component	60%			2024	\$31,600	1	\$4,700
	40%						
Heat Rejection							
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							
Hydraulic	100%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : B, 1, 2</i>						
	<i>Explanation : One Unit</i>						

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

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** 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 # : OPL0003.000 / 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	

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



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

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

Asset # : 4519

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
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								
Aluminum	95%			2043	**	5	\$3,400	
Glass Block	5%			LIFE	**	5	\$200	
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5-10	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Covered With Tar</i>								
Masonry: Brick	45%			LIFE	**	5-10	\$10,800	
Metal Panel	3%			2047	**	5	\$400	
Metal Rail	15%			2040	**	5-10	\$9,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$900	
Roof								
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		3	\$24,900	
Carpet	5%	Now	\$23,400	2029	**	3	\$2,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Research Center</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Research Center</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Research Center</i>								
Ceramic Tile	15%			2036	**	5	\$5,500	
Vinyl Tile	30%			2032	**	3	\$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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair A, Research Center</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair A, Research Center</i>								
Gypsum Board	70%			LIFE	**	5-10	\$60,700	

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

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

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

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

Asset # : 4519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2040	**	5	\$25,900	
Exposed Struc: Steel	5%			LIFE	**	10	\$3,700	
Gypsum Board	15%	Now	\$2,800	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Stair A</i>								
Wood	10%			LIFE	**	5	\$64,600	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 1600 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2047	**	5	\$700	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$600	
Wiring								
Thermoplastic	100%			2047	**	1		
Motor Controllers								
Locally Mounted	100%			2040	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$700	
Lighting								
Interior Lighting								
Fluorescent	94%			2032	**	10	\$21,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2032	**	10	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Incandescent	2%			2032	**	2		

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

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

Asset # : 4519

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

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	

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

Heating

Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	**	1	\$12,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$1,800	
Terminal Devices								
Air Handler	60%			2032	**	1	\$9,200	
Convactor/Radiator	40%			2040	**	1	\$3,200	

Air Conditioning

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

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Estimates are rounded to the nearest hundred dollars.

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

Asset # : 4519

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B, 1, 2.</i>						
		<i>Explanation : 1 Unit</i>						
Fire Suppression								
Sprinkler								
Generic	100%			2047	**	1-2	\$6,900	

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** 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 # : OPL0005.000 / 14111 **Yr Built/Renovated** : 2007 /
Area Sq Ft : 19,327 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 31-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 363 **Lot** : 1 **BIN** : 4463561

CAPITAL

Total

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



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$24,800	
Metal Panel	5%			2050	**	5-10	\$12,200	
Granite Panels	5%			LIFE	**	5	\$1,300	
Pre-Cast Concrete	15%			LIFE	**	5	\$17,300	
Stucco Cement	5%			2041	**	5	\$4,400	
Windows								
Aluminum	95%			2046	**	5	\$1,600	
Glass Block	5%			LIFE	**	5	\$100	
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	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	Now	\$29,200	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair B, Custodians Office</i>								
Interior								
Floors								
Carpet	30%			2025	\$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	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Custodians Office And Stair B</i>								
Gypsum Board	10%			LIFE	**	5	\$3,600	

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

Under 600 Volts

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%			2050	**	5	\$100
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Electrical Room</i>						
	<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>						
Switchgear / Switchboard							
Molded Case Bkrs	100%			2050	**	5	\$500
Raceway							
Conduit	100%			2050	**	1	
Panelboards							
Fused Disc Sw	5%			2046	**	5	
Molded Case Bkrs	95%			2046	**	5	\$500
Wiring							
Thermoplastic	100%			2050	**	1	
Motor Controllers							
Locally Mounted	100%			2041	**	5	\$100
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$300
Lighting							
Interior Lighting							
Fluorescent	60%			2032	**	10	\$10,600
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout The Building</i>						
Fluorescent	20%			2032	**	10	\$3,500
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout The Building</i>						
	<i>Explanation : Compact Fluorescent Lamps</i>						
Fluorescent	18%			2032	**	10	\$3,200
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout The Building</i>						
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
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
	<i>Location : Throughout The Building</i>						
	<i>Explanation : C C T V Surveillance Cameras</i>						

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

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

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

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

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

Alarm

Fire/Smoke Detection
Generic

100% 2032 * * 1-3 \$11,900
Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source

Natural Gas

100% 2044 * * 1

Conversion Equipment

Hot Water Boiler

100% 2037 * * 1 \$9,600
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 2 Units

Distribution

Hot Wtr Piping/Pump

100% 2040 * * 4 \$1,000

Terminal Devices

Air Handler

90% 2029 * * 1 \$10,800

Convactor/Radiator

10% 2037 * * 1 \$600

Air Conditioning

Energy Source

Electricity

100% 2040 * * 1

Conversion Equipment

Reciprocating
Compr/Chiller

100% 2029 * * 1 \$9,000
R-22 Refrigerant, Extent : Light, Area 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

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

Cast Iron

100% LIFE * * 1

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
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	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 1 Unit</i>						

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** 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 : PENINSULA BRANCH LIBRARY
Address : 92-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : PRC
Program / Asset # : OPL0P41.000 / 13304 **Yr Built/Renovated** : 1972 / 1998
Area Sq Ft : 13,026 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 15-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16135 **Lot** : 1 **BIN** : 4303629

CAPITAL	FY 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



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

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

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

QUEENS PUBLIC LIBRARY - 039
PENINSULA BRANCH LIBRARY
Asset # : 13304

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	80%			LIFE	**	5	\$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		
Interior									
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									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2057	**	5	\$100		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical First Floor</i>									
<i>Explanation : One 800 Amps Main Disconnect Switch</i>									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2057	**	5	\$300		
Raceway									
Conduit	100%			2057	**	1			
Panelboards									
Fused Disc Sw	5%			2052	**	5			
Molded Case Bkrs	95%			2052	**	5	\$300		
Wiring									
Thermoplastic	100%			2057	**	1			
Motor Controllers									
Locally Mounted	100%			2047	**	5	\$100		
Ground									
Grounding Devices									
Generic	100%			LIFE	**	5	\$400		
Lighting									

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

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

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

QUEENS PUBLIC LIBRARY - 039
PENINSULA BRANCH LIBRARY
Asset # : 13304

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	95%			2037	**	10	\$11,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	5%			2037	**	10	\$600	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Hte Building</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,600	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
HID	100%			2037	**	10		
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$1,000	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$1,600	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2047	**	1		
Conversion Equipment Furnace	100%			2037	**	1	\$6,400	
Distribution Hot Wtr Piping/Pump	100%			2052	**	4	\$600	
Terminal Devices Air Handler	90%			2037	**	1	\$7,300	
Fan Coil Unit/Heat	10%			2032	**	1	\$400	
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%			2032	**	2	\$800	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Refrigerant 410a On The Roof</i>								
Terminal Devices Air Handler/Cool/Ht	100%			2037	**	1	\$8,100	
Heat Rejection Remote Air Cond	100%			2037	**	2	\$9,100	

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Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
PENINSULA BRANCH LIBRARY
Asset # : 13304

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$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%							

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

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

Print Date : 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
Program / Asset # : QPL0001.000 / 1867 **Yr Built/Renovated** : 1966 / 2012
Area Sq Ft : 239,750 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 12-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,3
Block : 9798 **Lot** : 6 **BIN** : 4209635

CAPITAL	FY 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
Importance Code A	\$60,200	\$11,900	\$22,400	\$11,900
Importance Code B	\$537,300	\$120,500	\$171,200	\$179,400
Importance Code C	\$45,600			
Total	\$643,100	\$132,300	\$193,500	\$191,200



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$175,500	LIFE	**	5	\$29,400	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Penthouse</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Penthouse</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Second Floor Admin. Area Under Windows</i>							
Granite Panels	5%			LIFE	**	5	\$7,300	
Panel/Paver: Limestone	50%	2-4	\$264,800	LIFE	**	5	\$36,700	
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Front Entrance</i>							
Pre-Cast Concrete	10%			LIFE	**	5	\$63,600	
Window Wall	5%			2047	**	5	\$18,300	
Windows								
Aluminum	25%	Now	\$87,200	2035	**	5	\$3,500	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Throughout</i>							
Aluminum	75%			2035	**	5	\$21,000	
Parapets								
Masonry: Brick	30%	Now	\$38,900	LIFE	**	5	\$6,800	
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Throughout</i>							
Masonry: Limestone	5%			LIFE	**	5-10	\$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	

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	25%	Now	\$83,600	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over I T S Area, 1980 Addition</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition</i>								
Modified Bitumen	40%			2027	\$566,900	10	\$98,200	
Modified Bitumen	30%	Now	\$425,200	2037	**			1
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	5%	Now	\$89,900	2047	**			
<i>Deformed/Dented, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	35%	Now	\$301,800	2026	\$1,509,000	3	\$178,900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$149,100	
Ceramic Tile	5%	0-2	\$130,900	2030	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Sheet Vinyl/Rubber	15%			2032	**	5	\$76,700	
Terrazzo	25%			LIFE	**	5	\$133,100	
<i>Recent Installation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	10%			2027	\$287,200	3	\$17,000	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$130,500	2030	**	5	\$4,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$15,300	
Glass: Single Pane	5%	Now	\$14,200	LIFE	**	5	\$7,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
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	25%	Now	\$19,000	LIFE	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell 5</i>								
SGFT/Glazed Masonry	5%			LIFE	**	10	\$4,800	
Wood	5%			LIFE	**	5	\$76,300	
Ceilings								
AcousTileConcealSpLn	15%	4+	\$410,000	2047	**	5	\$32,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First C And C2 Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First C And C2 Floors</i>								
AcousTileSusp.Lay-In	20%	0-2	\$54,700	2040	**	5	\$34,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Payroll Room, Security Office, Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Payroll Room, Its And Corridors Of 1980 Addition, Cafeteria</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$21,300	
Exposed Struc: Steel	5%			LIFE	**	10	\$34,100	
Metal Panel	5%	Now	\$84,600	LIFE	**	5	\$21,300	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Plaster	10%			LIFE	**	5-10	\$58,600	
Plaster	15%			LIFE	**	5-10	\$87,900	
Under Construction	25%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$1,000	
Switchgear / Switchboard								
Molded Case Bkrs	80%			2053	**	5	\$5,100	
Molded Case Bkrs	20%			2027	\$38,700	5	\$1,300	

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	40%			2027	\$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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
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 Drive	10%			2044	**			
Ground								
Grounding Devices								
Generic	50%			LIFE	**	5	\$3,500	
Generic	50%			LIFE	**	5	\$3,500	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	**	1	\$73,800	
Generators								
Diesel	100%			2042	**	1	\$92,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 1250 Kw</i>								
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$8,900	
Fuel Storage								
Day Tank	50%			2052	**	5	\$22,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Generator Room Basement</i>								
<i>Explanation : One 275 Gals</i>								
Main Tank	50%			2067	**	5	\$3,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One 6000 Gals</i>								

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.

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	30%			2027	\$713,600	10	\$66,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-12 Lamps</i>					
Fluorescent	15%			2035	**	10	\$33,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-5 Lamps</i>					
Fluorescent	40%			2037	**	10	\$88,000	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	15%			2035	**	10	\$33,000	
			<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Egress Lighting								
Emergency, Service	40%			2037	**	1		
Emergency, Service	10%			2027	\$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								
No Component	90%							
Generic	10%			2035	**	1	\$9,000	
Fire/Smoke Detection								
No Component	90%							
Generic, Digital	10%			2035	**	1-3	\$14,800	
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2037	**	1		

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment							
Furnace	5%			2032	**	1	\$5,900
	<i>Other Observation, Extent : Light, Area Affected : 5%</i>						
	<i>Location : Roof</i>						
	<i>Explanation : 1 Roof Mounted Unit</i>						
Hot Water Boiler	95%			2040	**	1	\$112,600
	<i>Other Observation, Extent : Light, Area Affected : 95%</i>						
	<i>Location : Penthouse</i>						
	<i>Explanation : 2 Units</i>						
Distribution							
Hot Wtr Piping/Pump	95%			2035	**	4	\$16,800
No Component	5%						
Terminal Devices							
Air Handler	70%			2022	\$896,700	1	\$103,800
Convactor/Radiator	20%			2032	**	1	\$15,500
Unit Heater-Stm/HW	5%			2022	\$76,700	4	\$1,600
No Component	5%						
Air Conditioning							
Energy Source							
Electricity	10%			2035	**	1	
Steam/HW System	90%			2037	**	1	
Conversion Equipment							
Absorption	90%			2036	**	1	\$233,500
Chiller/Steam/HW							
	<i>R-134a Refrigerant, Extent : Light, Area Affected : 90%</i>						
	<i>Location : Penthouse</i>						
	<i>Other Observation, Extent : Light, Area Affected : 90%</i>						
	<i>Location : Penthouse</i>						
	<i>Explanation : 2 Units</i>						
Ext Pkg Unit - Heating/Cooling	10%			2027	\$156,700	2	\$1,500
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>						
	<i>Location : Roof</i>						
Distribution							
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							
Distribution							
Ductwork/Diffusers	100%			LIFE	**	2-5	\$211,700

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	90%			2022	\$236,300	2	\$6,600	
Roof	10%			2027	\$18,900	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2037	**	1		
HW Heat Exchanger								
Low Temp	100%	Now	\$1,500	2037	**	4	\$23,700	
		<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>						
		<i>Location : At The Valve, Penthouse</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2022	\$11,000	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2022	\$11,000	4	\$2,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : C1, C, C2, 1, 2</i>						
		<i>Explanation : Two Units</i>						
Hydraulic	50%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : C1, 2 And C2,1</i>						
		<i>Explanation : 2 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2047	**	1-5	\$120,900	
Sprinkler								
Generic	100%			2037	**	1-2	\$67,200	
Fire Pump								
Generic	100%			2030	**	1	\$44,800	
Chemical System								
Generic	100%			2025	\$25,900	1-3	\$50,600	

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** 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
Program / Asset # : OPL0Q44.000 / 13306 **Yr Built/Renovated** : 1954 / 2004
Area Sq Ft : 12,980 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Apr-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10621 **Lot** : 12 **BIN** : 4226761

CAPITAL	FY 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



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	7%	Now	\$1,000	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Door At Steps To Driveway</i>								
Masonry: Brick	85%			LIFE	**	5	\$20,700	
Masonry: Limestone	5%			LIFE	**	5	\$900	
Granite Panels	3%			LIFE	**	5	\$500	
Windows								
Aluminum	98%	Now	\$8,600	2035	**	5	\$2,100	
<i>Crwt/Balnc Not Funct, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2036	**	10	\$500	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5-10	\$7,300	
Masonry: Brick	50%			LIFE	**	5-10	\$11,500	
Masonry: Limestone	10%			LIFE	**	5-10	\$4,100	
Roof								
Modified Bitumen	100%	Now	\$21,900	2027	\$109,700			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At South Parapet</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Checkout Area, Childrens Reading Room</i>								
Interior								
Floors								
Carpet	50%	Now	\$24,600	2023	\$122,900	3	\$14,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Ceramic Tile	5%			2036	**	5	\$1,000	
Quarry Tile	15%			2040	**	5	\$4,400	
Vinyl Tile	20%			2032	**	3	\$1,500	
Vinyl Tile	10%			2027	\$16,400	3	\$1,000	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,200	
Fabric on Framing	20%			2028	**	5	\$2,900	
Glass: Single Pane	5%			LIFE	**	5	\$2,200	
Gypsum Board	45%			LIFE	**	5-10	\$22,400	
Marble Panels	5%			LIFE	**	10	\$600	
Plaster	10%			LIFE	**	5-10	\$2,500	
SGFT/Glazed Masonry	5%			LIFE	**	10	\$700	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%			2032	**	5	\$10,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations On First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Reading Room, Check Out Area</i>								
AcousTileSusp.Lay-In	25%	2-4	\$38,900	2047	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Exposed Concrete	5%			LIFE	**	5-10	\$1,200	
Plaster	15%			LIFE	**	5-10	\$5,000	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2027	\$700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Amps Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2027	\$700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Amps Main Disconnect Switch</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
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								

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

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

Lighting

Interior Lighting Fluorescent	100%			2022	\$128,800	10	\$11,900	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Throughout The Building

Explanation : T-12 Lamps

Egress Lighting Emergency, Battery	50%			2032	**	10	\$1,600	
Exit, Service	50%			2032	**	1		

Exterior Lighting HID	100%			2022	\$48,600	10		
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Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	

Heating

Energy Source Natural Gas	100%			2047	**	1		
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Conversion Equipment Steam Boiler	100%			2040	**	1	\$12,900	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Boiler Room

Explanation : 1 Unit

Distribution Steam Piping/Pump	100%			2037	**	4	\$600	
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Terminal Devices Convactor/Radiator	100%			2040	**	1	\$4,200	
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Air Conditioning

Energy Source Electricity	100%			2043	**	1		
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Conversion Equipment Exterior Pkg Unit - Cooling	60%			2027	\$35,600	2	\$500	
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Exterior Pkg Unit - Cooling	40%			2027	\$23,700	2	\$300	
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Heat Rejection Air Condenser Unit	40%			2027	\$10,300	2	\$3,600	
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No Component	60%							
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Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,500	
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Exhaust Fans Roof	100%			2027	\$10,200	2	\$400	
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Plumbing

H/C Water Piping Galv Iron/Steel	100%			2032	**	1		
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QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

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

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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
Program / Asset # : OPL0R49.000 / 13309 **Yr Built/Renovated** : 1905 / 2001
Area Sq Ft : 13,193 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 06-May-2016 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 9264 **Lot** : 56 **BIN** : 4193458

CAPITAL	FY 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



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$182,200	LIFE	**	5	\$15,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$61,000	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Entrance</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$80,600	2035	**	5	\$2,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Parapets								
Metal Rail	10%			2040	**	5-10	\$6,000	
No Component	90%							
Roof								
Metal Panel	30%	Now	\$29,700	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Modified Bitumen	70%	Now	\$28,600	2032	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	15%			2026		3	\$4,400	
Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
Ceramic Tile	5%	Now	\$5,700	2030	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Vinyl Tile	70%	Now	\$46,600	2027	\$116,500	3	\$5,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Vinyl Tile 9" X 9"	5%	0-2	\$10,800	2037	**	3	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%	Now	\$1,400	2036	**	5	\$300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTile,Adhered	5%	Now	\$500	2032	**	5	\$500	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
AcousTileConcealSpLn	15%			2040	**	5	\$3,700	
AcousTileSusp.Lay-In	20%	Now	\$3,200	2040	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Plaster	60%	Now	\$30,800	LIFE	**	5	\$7,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	50%			2026	\$13,700	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T - 12 Lamps</i>								
Incandescent	1%			2022	\$1,300	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 Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$13,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%			2037	**	4	\$700	
Terminal Devices								
Convactor/Radiator	100%			2040	**	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Interior Pkg Unit - Cooling	20%			2025	\$33,700	2	\$200	
Exterior Pkg Unit - Cooling	80%			2027	\$48,300	2	\$600	

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%	Now	\$2,300	LIFE	**	2-5	\$7,400	
<i>Leak Evident, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Flexible Connection Of #1 Ext. Package Unit On Roof</i>								
Exhaust Fans								
Interior	60%			2027	\$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%							

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

Maintenance \$ are aggregated over a 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 : RIDGEWOOD BRANCH LIBRARY
Address : 20-12 MADISON ST. @ FAIRVIEW AVE
Borough : QUEENS **Agency's Number** : RW
Program / Asset # : OPLOR50.000 / 13310 **Yr Built/Renovated** : 1928 / 2005
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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$18,000	LIFE	**	5	\$8,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	15%	Now	\$47,000	LIFE	**	5	\$26,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$106,900	LIFE	**	5	\$17,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2040	**	5	\$5,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%			LIFE	**	5	\$7,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2032	**	10	\$17,900	
Interior								
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		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2032	**	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Fluorescent	20%			2032	**	10	\$2,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,700	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
HID	100%			2024		10	\$51,400	
Alarm								
Security System								
Generic	100%			2032	**	1	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$8,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Horn And Manual Pull Station</i>								

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

Heating

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Furnace	50%			2032	**	1	\$3,400	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Roof Top Package Units</i>						
Steam Boiler	50%			2037	**	1	\$6,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	50%			2044	**	4	\$300	
No Component	50%							
Terminal Devices								
Air Handler	20%			2024	\$14,700	1	\$1,700	
Convactor/Radiator	30%			2037	**	1	\$1,300	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2024	\$9,200	1	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Refrigerant: R-438a</i>						
Ext Pkg Unit - Heating/Cooling	80%			2032	**	2	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Package Units. Refrigerant: R-410a</i>						
Terminal Devices								
Direct Expansion	20%			2024	\$8,400	1		
No Component	80%							
Heat Rejection								
Remote Air Cond	20%			2024	\$16,300	2	\$1,900	
No Component	80%							
Ventilation								
Distribution								
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		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
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%			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	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : One Unit</i>						

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

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

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

Print Date : 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



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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$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%							
Interior								
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	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2047	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Electrical Room</i> <i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2047	**	5	\$100	
Raceway								
Conduit	100%			2047	**	1		
Panelboards								
Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$400	
Wiring								
Thermoplastic	100%			2047	**	1		

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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

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

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

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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
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
<i>Other Observation, Extent : Light, Area Affected : 60%</i>							
<i>Location : Fire Main And Boiler Feed</i>							
<i>Explanation : Partial</i>							
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : B-1</i>							
<i>Explanation : One Unit</i>							
Fire Suppression							
Sprinkler							
No Component	95%						
Generic	5%			2047	**	1-2	\$200

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

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

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

Print Date : 16-Sep-2016

QUEENS PUBLIC LIBRARY - FY 2017

Asset Name : STEINWAY BRANCH LIBRARY
Address : 21-45 31ST ST.
Borough : QUEENS **Agency's Number** : S
Program / Asset # : OPL0S58.000 / 13316 **Yr Built/Renovated** : 1956 / 2002
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



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

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Architecture		Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		
Exterior									
Exterior Walls									
Masonry: Brick	85%			LIFE	**	5	\$19,100		
Masonry: Limestone	15%			LIFE	**	5	\$2,500		
Windows									
Aluminum	100%			2040	**	5	\$5,100		
Parapets									
Masonry: Brick	95%			LIFE	**	5	\$1,800		
Masonry: Limestone	5%	Now	\$2,000	LIFE	**	5	\$100		
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Coping</i>									
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>									
<i>Location : Coping</i>									
Roof									
Modified Bitumen	100%			2024	\$70,300	10	\$12,200		
Interior									
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									
System Component Type		% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
Molded Case Bkrs	100%			2024	\$1,500	5	\$300		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>									
<i>Location : Electrical Room</i>									
<i>Explanation : No Available Nameplate Ratings</i>									
Switchgear / Switchboard									
Molded Case Bkrs	100%			2024	\$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			

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

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$19,200	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
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	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$5,300	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircase Landings</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$6,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								

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

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Hot Water Boiler	100%			2037	**	1	\$5,300
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Basement Boiler Room</i>						
	<i>Explanation : 1 Unit</i>						
Distribution Hot Wtr Piping/Pump	100%			2040	**	4	\$500
Terminal Devices Air Handler	50%			2029	**	1	\$3,300
Convector/Radiator	50%			2029	**	1	\$1,700
Air Conditioning							
Energy Source Electricity	100%			2032	**	1	
Conversion Equipment Ext Pkg Unit - Heating/Cooling	80%			2024	\$56,200	2	\$500
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>						
	<i>Location : Roof</i>						
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 Generic	100%						

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

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

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

Print Date : 16-Sep-2016

QUEENS PUBLIC LIBRARY - FY 2017

Asset Name : **WOODSIDE BRANCH LIBRARY**
 Address : **54-22 SKILLMAN AVE.**
 Borough : **QUEENS** Agency's Number : **WS**
 Program / Asset # : **OPL0W64.000 / 13322** Yr Built/Renovated : **1931 / 1999**
 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



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$89,400	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade, Near Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$84,500	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice And Horizontal Bands</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cornice</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$5,700	
Windows								
Aluminum	100%			2040	**	5	\$2,000	
Parapets								
Masonry: Brick	72%			LIFE	**	5	\$600	
Masonry: Limestone	5%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Coping Covered With Metal</i>								
Metal Panel	3%			2044	**	5	\$100	
Metal: Cage/Fence	20%			2037	**	5-10	\$1,400	
Roof								
Asphalt Shingle	60%			2027		10	\$1,800	
Modified Bitumen	40%	Now	\$8,400	2024			\$42,100	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Staff Restroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Staff Restroom</i>								
Interior								
Floors								
Carpet	40%			2025		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		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	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	5%			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 Affected : 10%

Location : Boiler Room And Staff Restroom

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

Location : Boiler Room And Staff Restroom

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2024	\$1,500	5	\$300	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Rated @ 400 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$32,000	5	\$300	
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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		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Upper Floors

Thermoplastic	70%			2044	**	1		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Basement

Explanation : Connected To Metal Water Pipe

Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2024	\$113,600	10	\$10,500	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i>							
Fluorescent	5%			2019	\$6,000	10	\$600	
	<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i>							
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	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Outside And Inside</i> <i>Explanation : C C T V Surveillance Cameras And Intrusion Alarm</i>							
Fire/Smoke Detection Generic	100%			2029	**	1-3	\$7,400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : Smoke Detector, Horns, Manual Pull Station And Strobe Lights</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment Furnace	40%			2032	**	1	\$2,400	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i> <i>Location : Roof</i> <i>Explanation : 1 Roof Top Package Unit</i>							
Steam Boiler	60%	0-2	\$700	2037	**	1	\$6,400	
	<i>Damaged, Extent : Moderate, Area Affected : 3%</i> <i>Location : Cover Of The Boiler</i> <i>Other Observation, Extent : Light, Area Affected : 60%</i> <i>Location : Basement Boiler Room</i> <i>Explanation : 1 Unit</i>							
Distribution Steam Piping/Pump	60%			2034	**	4	\$500	
No Component	40%							

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	60%			2029	* *	1	\$2,300	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2024	\$78,700	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans								
Roof	100%			2029	* *	2	\$400	
Plumbing								
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	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1, M, 2, 3</i>								
<i>Explanation : One Unit</i>								

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

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

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