Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

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

Borough : QUEENS Agency's Number : BR

Area Sq Ft : 17,814 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 31-Jul-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 676 Lot : 50 BIN : 4011018

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Interior Architecture	\$22,500	
Electrical	\$233,600	\$58,400
Total	\$256,100	\$58,400
Importance Code B	\$256,100	\$58,400
Total	\$256,100	\$58,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$11,400		\$2,300	\$3,600
Interior Architecture	\$12,600		\$3,000	\$4,800
Electrical	\$21,200	\$1,800	\$8,700	\$2,000
Mechanical	\$2,600	\$1,700	\$4,000	\$2,100
Total	\$48,000	\$3,500	\$18,000	\$12,600
Importance Code A	\$12,300	\$900	\$3,400	\$4,500
Importance Code B	\$35,200	\$2,600	\$14,600	\$8,100
Importance Code C	\$500			
Total	\$48,000	\$3,500	\$18,000	\$12,600



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13283

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	* *	5	\$22,300	
Granite Panels	3%			LIFE	* *	5	\$500	
Window Wall	5%			2044	* *	5	\$4,500	
Windows								
Aluminum	100%			2040	* *	5	\$7,200	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$2,800	
Metal Panel	5%		\$600	2044	* *	5	\$300	
			s, Extent : Moderat	e, Area A	Affected : 10%			
	Location	ı : Coping A	At Upper Parapet					
Roof								
Modified Bitumen	100%		\$10,900	2032	* *			
			tent : Moderate, A	rea Affec	ted : 10%			
		ı : Over Sec						
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Over Sec	cond Floor					
terior								
Floors								
Carpet	20%			2025	\$67,500	3	\$8,000	
Carpet	30%			2023	\$101,200	3	\$16,000	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,900	
Ceramic Tile	5%			2037	* *	5	\$1,300	
Terrazzo	5%			LIFE	* *	5	\$1,000	
Vinyl Tile	10%			2019	\$22,500	3	\$1,000	
			Extent : Moderate, A	Area Affe	ected : 10%			
			um Basement					
		tion : 9 X 9	Tiles					
Vinyl Tile	25%			2032	* *	3	\$3,300	
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	
<b>Exposed Concrete</b>	5%			LIFE	* *	5	\$200	
Gypsum Board	5%			LIFE	* *	5	\$1,700	
Plaster	40%			LIFE	* *	5	\$6,700	
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Second I	Floor					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13283

Electrical	Current Repa	air Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost   Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts	•	•	•			
Service Equipment						
Molded Case Bkrs	100%	2024	\$1,500	5	\$500	
	Other Observation, Exten		ted : 100%			
	Location : Electrical Re					
	Explanation : Main Ser	vice Switch Rated @ 400	Amperes			
Switchgear / Switchboard	400-			_	4.700	
Molded Case Bkrs	100%	2024	\$32,000	5	\$500	
Raceway						
Conduit	70%	2024	\$21,700	1		
Conduit	30%	2050	* *	1		
Panelboards	700/	2022	010.100	_	<b>**</b>	
Molded Case Bkrs	70%	2023	\$10,400	5	\$300	
Molded Case Bkrs	30%	2046	* *	5	\$100	
Wiring	700/ 2.4	¢10.200 2040	* *			
Braided Cloth	70% 2-4	\$19,200 2049		1		
	Insulation Aged, Extent:		: 100%			
	Location: Throughout					
Thermoplastic	30%	2050	* *	1		
Motor Controllers	400-	• • • • • • • • • • • • • • • • • • • •		_	4400	
Locally Mounted	100%	2041	* *	5	\$100	
Ground						
Grounding Devices	1000/	LIEE	* *	_	\$200	
Generic	100%	LIFE		5	\$300	
ighting Interior Lighting						
Fluorescent	10%	2024	\$58,400	10	\$1,600	
Tuorescent	T-8 Lamps, Extent : Mode			10	Ψ1,000	
	Location : Basement	raic, meany cerea . 100	<i>5</i>			
Fluorescent	40%	2019	\$222,600	10	¢6 500	
Fluorescent	T-12 Lamps, Extent : Mod		\$233,600	10	\$6,500	
	Location : 2nd Floor	иетине, Атей Ајјесней . То	00/0			
T.		2022	* *	1.0	Φ.ς. ΕΩΩ	
Fluorescent	40%	2032		10	\$6,500	
	T-5 Lamps, Extent : Mode	erate, Area Affected : 100	)%			
	Location : 1st Floor					
Fluorescent	10%	2032	* *	10	\$1,600	
	Other Observation, Exten		ted : 100%			
	Location: Throughout					
<del></del>	Explanation: Compact	Flourescent Fixtures				
Egress Lighting	2007	2024	ф <del>д</del> 400	10	<b>#1.20</b> 2	
Emergency, Battery	30%	2024	\$7,100	10	\$1,300	
Exit, Service	70%	2024	\$1,800	1		
Exterior Lighting	1000/	2020	ale of	1.0	<b>#100</b>	
HID	100%	2029	* *	10	\$100	

Alarm

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13283

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim FY	ated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Security System						
Generic	100%	2032	* *	1	\$6,700	
	Other Observation, Extent : Mode	rate, Area Affected : 1	00%			
	Location : Throughout The Build	ding				
	Explanation : C C T V Surveilla	ınce Cameras				
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$11,300	
	Other Observation, Extent: Mode	rate, Area Affected : 1	00%			
	Location : Throughout The Build	ding				
	Explanation : Manual Pull Stati	on, Strobe Lights, Hor	ns And Sm	oke Detec	ctors	

Mechanical	Current Repair	Future R	eplacement	Maintenance		
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$8,800	
	Other Observation, Extent: Light, A	Area Affected : 10	00%			
	Location: Basement Boiler Room					
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2032	* *	4	\$900	
Terminal Devices						
Convector/Radiator	100%	2029	* *	1	\$5,800	
Air Conditioning						
Energy Source						
Electricity	100%	2040	* *	1		
Conversion Equipment						
Ext Pkg Unit - Cooling	70%	2029	* *	2	\$800	
	Other Observation, Extent: Light, A	Area Affected : 70	0%			
	Location : One On Lower Roof, A	nother On The H	igher Roof			
	Explanation: 2 Units With R-410	a Refrigerant				
Split Unit	30%	2029	* *			
Terminal Devices						
Fan Coil - Cooling	30%	2029	* *	1	\$1,700	
No Component	70%				. ,	
Heat Rejection						
Remote Air Cond	30%	2029	* *	2	\$3,700	
No Component	70%				. ,	
Ventilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$9,900	

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13283

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

Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : CAMBRIA HEIGHTS COMMUNITY LIBRARY

Address : 218-13 LINDEN BOULEVARD

Borough : QUEENS Agency's Number : CM
Program / Asset # : QPL0004.000 / 14110 Yr Built/Renovated : 2006 /

Area Sq Ft : 18,800 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 29-Jul-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 11319 Lot : 1 BIN : 4855031

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Mechanical		\$239,900
Total		\$239,900
Importance Code B		\$239,900
Total		\$239,900

\$500	·	·	
+,			
\$16,500	\$8,000	\$19,500	\$11,800
\$4,000	\$900	\$14,300	\$5,500
\$20,900	\$8,900	\$33,800	\$17,300
\$3,900	\$3,900	\$3,900	\$3,900
\$9,600	\$3,200	\$7,000	\$5,600
\$2,100	\$1,800	\$1,800	\$2,200
\$2,200		\$7,700	\$1,100
\$3,000		\$13,300	\$4,500
FY 2017	FY 2018	FY 2019	FY 2020
	\$3,000 \$2,200 \$2,100 \$9,600 \$3,900	\$3,000 \$2,200 \$2,100 \$9,600 \$3,200 \$3,900 \$3,900 \$20,900 \$4,000 \$900	\$3,000 \$13,300 \$2,200 \$7,700 \$2,100 \$1,800 \$1,800 \$9,600 \$3,200 \$7,000 \$3,900 \$3,900 \$3,900 \$20,900 \$8,900 \$33,800 \$4,000 \$900 \$14,300



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14110

Architecture		Current I	Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	* *	5	\$8,000	
Metal Panel	5%			2050	* *	5-10	\$6,100	
Pre-Cast Concrete	10%			LIFE	* *	5	\$5,800	
Window Wall	40%			2054	* *	5	\$26,700	
Windows								
Aluminum	100%			2046	* *	5	\$6,700	
Parapets								
Metal Panel	5%			2050	* *	5	\$100	
Pre-Cast Concrete	45%			LIFE	* *	5	\$1,600	
No Component	50%							
Roof								
Modified Bitumen	10%		\$3,000	2032	* *			
		-	ings, Extent : Mode		ea Affected : 25%			
	Location	ı : Section (	Over Northeast Cor	ner				
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Over No	rtheast Corner In C	Childrens	s Area			
Modified Bitumen	90%			2032	* *	10	\$23,600	
nterior								
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	\$4,200	
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	
	Staining/L	Discoloring	Extent : Moderate	, Area A	ffected : 5%		, -,	
	_	ı : Basemer		J	•			
Exposed Struc: Steel	5%			LIFE	* *			
Exposed Strue. Steel	370			211 1				

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts		•				•
Service Equipment						
Fused Disc Sw	100%	2050	* *	5	\$100	
	Other Observation, Extent : Moderat	e, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation: Main Service Switch	Rated @ 120	00 Amperes			
Switchgear / Switchboard						
Fused Disc Sw	100%	2050	* *	5	\$100	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14110

Electrical	Current Repair	Current Repair Future Replace		olacement Mai		aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estima FY	ited Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Inder 600 Volts							
Raceway							
Conduit	100%	2050	* *	1			
Panelboards							
Fused Disc Sw	30%	2046	* *	5	\$100		
Molded Case Bkrs	70%	2046	* *	5	\$300		
Wiring	1000/	2050	* *	1			
Thermoplastic	100%	2050	* *	1			
Motor Controllers	1000/	20.41	* *	_	¢100		
Locally Mounted	100%	2041		5	\$100		
Grounding Davises							
Grounding Devices Generic	100%	LIFE	* *	5	\$300		
ighting	10070	LIFE			\$300		
Interior Lighting							
Fluorescent	30%	2032	* *	10	\$5,200		
Tuorescent	T-5 Lamps, Extent : Moderate, Ar			10	Ψ5,200		
	Location : Bookcase Section	<del></del>					
Fluorescent	30%	2032	* *	10	\$5,200		
Tuorescent	T-8 Lamps, Extent : Moderate, Ar			10	Ψ5,200		
	Location : Basement	ca 135 cerea 1 10070					
Fluorescent	40%	2032	* *	10	\$6,900		
Puorescent	Other Observation, Extent : Mode		00%	10	\$0,500		
	Location: 1st Floor	raic, mea ny cerea . Te	,0,0				
	Explanation : Compact Fluoresc	cent Lamps					
Egress Lighting	2.iprananci i compuei i morese	Sem Bamps					
Emergency, Battery	50%	2032	* *	10	\$2,300		
Exit, LED	50%	2059	* *	1	7-,- 0		
Exterior Lighting							
HID	100%	2032	* *	10	\$100		
Alarm							
Security System							
Generic	100%	2032	* *	1	\$7,000		
	Other Observation, Extent: Mode		00%				
	Location : Throughout The Build						
	Explanation: C C T V Surveilla	ınce Cameras					
Fire/Smoke Detection							
Generic	100%	2032	* *	1-3	\$11,900		
	Other Observation, Extent : Mode		00%				
	Location: Throughout The Build						
	Explanation : Strobe Lights, Ma	nual Pull Station And S	moke Det	ector			

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14110

Mechanical		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2050	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2041	* *	1	\$9,300	
		ervation, Extent : Light, Are	a Affected	: 100%			
		: Basement Boiler Room					
<del></del>	Explanat	ion : 1 Unit					
Distribution	1000/		2046	* *	4	¢1 400	
Hot Wtr Piping/Pump	100%		2046	* *	4	\$1,400	
Terminal Devices	000/		2022	* *	1	¢10.500	
Air Handler	90%		2032 2037	* *	1	\$10,500	
Convector/Radiator	10%		2037		1	\$600	
Air Conditioning Energy Source							
Electricity	100%		2046	* *	1		
Conversion Equipment	100%		2040		1		
Int Pkg Unit - Cooling	100%		2025	\$239,900	2	\$1,200	
Heat Rejection	100/0		2023	\$239,900		\$1,200	
Remote Air Cond	100%		2029	* *	2	\$13,100	
Ventilation Ventilation	10070		202)			Ψ13,100	
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		
	-	ning, Extent : Moderate, Ar		d : 5%			
	Location	: Vent Piping Not Working	Properly				
Storm Drain Piping							_
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)							
Rigid Piping	100%		2029	* *	4	\$2,500	
Sewage Ejector(s)							
Electric	100%		2029	* *	4	\$2,500	
Backflow Preventer							
Generic	100%		2032	* *	1	\$1,200	
Fixtures							
Generic	100%						
Vertical Transport							

Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14110

Mechanical	Current Repair	Future R	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	Year Es	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light, Are	ea Affected : 1	100%			
	Location: B-1					
	Explanation: One Unit					
Fire Suppression						
Standpipe						
Generic	100%	2050	* *	1-5	\$9,800	
Sprinkler						
No Component	70%					
Generic	30%	2050	* *	1-2	\$1,600	

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : FLUSHING BRANCH LIBRARY

Address : 41-17 MAIN STREET @ KISSENA BLVD.

Borough : QUEENS Agency's Number : F
Program / Asset # : QPL0002.000 / 4200 Yr Built/Renovated : 1998 /

Area Sq Ft : 58,353 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 13-Jun-2014 Landmark Status : NONE

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

Block : 5043 Lot : 11 BIN : 4114282

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
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 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$6,400	\$23,500		\$5,400
Interior Architecture		\$23,700	\$4,600	
Electrical	\$4,800	\$6,100	\$7,400	\$5,800
Mechanical	\$21,000	\$30,200	\$22,600	\$38,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$40,100	\$91,400	\$42,500	\$57,200
Importance Code A	\$9,300	\$26,400	\$2,900	\$8,400
Importance Code B	\$30,800	\$65,000	\$37,200	\$48,900
Importance Code C			\$2,500	
Total	\$40,100	\$91,400	\$42,500	\$57,200



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4200

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	* *	5	\$9,300	
Metal/Glass Curt Wall	48%			LIFE	* *	5	\$41,900	
Metal Coiling Doors	3%			2038	* *	5	\$4,400	
Granite Panels	27%			LIFE	* *	5	\$9,400	
Window Wall	2%			2051	* *	5	\$3,500	
Windows								
Aluminum	98%			2041	* *	5	\$22,200	
Metal Louvers	2%			2034	* *	10	\$2,800	
Parapets	·							
Masonry: Brick	5%			LIFE	* *	5	\$300	
Metal/Glass Curt Wall	50%			2045	* *	5	\$10,800	
Metal Rail	35%			2038	* *	5-10	\$35,100	
Granite Panels	10%	Now	\$6,400	LIFE	* *	5	\$600	
	Location	: Coping	d, Extent : Moderat ed, Extent : Modera					
	Caming		,		00			
Roof	_	: Coping						
Roof Built-Up (BUR)	Location 90% Miss/Dam	Now	\$36,800 ings, Extent : Mod	2025	\$183,800			
Built-Up (BUR)	Location 90% Miss/Dam Location	Now aged Flash	\$36,800 ings, Extent : Mod	2025 erate, Ar	\$183,800			
	90% Miss/Dam Location  8 8% Other Obs Location	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mod	2025 erate, Ar 2045	\$183,800 ea Affected : 25%			
Built-Up (BUR)	90% Miss/Dam Location  8 8% Other Obs Location	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045	\$183,800 ea Affected : 25%	1		
Built-Up (BUR)  Plaza Roof: Stone Panels	90% Miss/Dam Location 8 8% Other Obs Location Explana	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe	\$183,800 ea Affected : 25% ** cted : 10%	1		
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic	90% Miss/Dam Location 8 8% Other Obs Location Explana	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe	\$183,800 ea Affected : 25% ** cted : 10%	1		
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  aterior	90% Miss/Dam Location 8 8% Other Obs Location Explana	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe	\$183,800 ea Affected : 25% ** cted : 10%	1 3	\$39,300	
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  atterior  Floors	Location  90% Miss/Dam Location 8 8% Other Obs Location Explana 2%	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe	\$183,800 ea Affected : 25% ** cted : 10%		\$39,300 \$19,100	
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  atterior  Floors  Carpet	90% Miss/Dam Location  8 8% Other Obs Location Explana 2%  30% 10%	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar  2045 Area Affe  2038  2024 LIFE	\$183,800 ea Affected : 25%  ** cted : 10%  **	3	\$19,100	
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  aterior  Floors  Carpet  Cast in Place Concrete	90% Miss/Dam Location 8 8% Other Obs Location Explana 2%	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe 2038	\$183,800 ea Affected : 25%  ** cted : 10%  **  \$331,400 **	3		
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  aterior  Floors  Carpet  Cast in Place Concrete  Ceramic Tile  Granite Panels	Location  90% Miss/Dam Location 8 8% Other Obs Location Explana 2%  30% 10% 5%	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe 2038 2024 LIFE 2034	\$183,800 ea Affected : 25%  ** cted : 10%  **  \$331,400 ** **	3 5 5	\$19,100 \$4,400	
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  tterior  Floors  Carpet  Cast in Place Concrete  Ceramic Tile	Jocation  90% Miss/Dam Location 8 8% Other Obs Location Explana 2%  30% 10% 5% 30%	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe 2038 2024 LIFE 2034 LIFE	\$183,800 ea Affected : 25%  ** cted : 10%  **  \$331,400 ** **	3 5 5 5	\$19,100 \$4,400 \$19,700	
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  nterior  Floors  Carpet  Cast in Place Concrete  Ceramic Tile  Granite Panels  Vinyl Tile  Wood	Solution  90% Miss/Dam Location 8 8% Other Obs Location Explana 2%  30% 10% 5% 30% 20%	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe 2038 2024 LIFE 2034 LIFE 2030	\$183,800 ea Affected : 25%  ** cted : 10%  **  \$331,400 ** ** ** **	3 5 5 5 3	\$19,100 \$4,400 \$19,700 \$6,500	
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  nterior  Floors  Carpet  Cast in Place Concrete  Ceramic Tile  Granite Panels  Vinyl Tile  Wood  Interior Walls	90% Miss/Dam Location  8 8% Other Obs Location Explana 2%  30% 10% 5% 30% 20% 5%	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe 2038 2024 LIFE 2034 LIFE 2030 2053	\$183,800 ea Affected : 25%  ** cted : 10%  **  \$331,400 ** ** ** **	3 5 5 5 3 5	\$19,100 \$4,400 \$19,700 \$6,500 \$8,200	
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  Interior  Floors  Carpet  Cast in Place Concrete  Ceramic Tile  Granite Panels  Vinyl Tile  Wood  Interior Walls  Ceramic Tile	Solution   90%   Miss/Dam   Location   100%   100	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe 2038 2024 LIFE 2034 LIFE 2030 2053	\$183,800 ea Affected : 25%  ** cted : 10%   \$331,400  **  **  **  **	3 5 5 5 3 5	\$19,100 \$4,400 \$19,700 \$6,500 \$8,200	
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  Interior  Floors  Carpet  Cast in Place Concrete  Ceramic Tile  Granite Panels  Vinyl Tile  Wood  Interior Walls  Ceramic Tile  Concrete Masonry Unit	Solution	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe 2038 2024 LIFE 2034 LIFE 2030 2053 2034 LIFE	\$183,800 ea Affected : 25%  ** cted : 10%  **  \$331,400 ** ** ** ** ** **	3 5 5 5 3 5	\$19,100 \$4,400 \$19,700 \$6,500 \$8,200 \$4,900 \$5,900	
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  nterior  Floors  Carpet  Cast in Place Concrete  Ceramic Tile  Granite Panels  Vinyl Tile  Wood  Interior Walls  Ceramic Tile  Concrete Masonry Unit  Glass: Single Pane	Solution	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe 2038 2024 LIFE 2030 2053 2034 LIFE LIFE LIFE	\$183,800 ea Affected : 25%  ** cted : 10%  **  \$331,400 ** **  **  **  **  **  **	3 5 5 5 3 5 5 5 5	\$19,100 \$4,400 \$19,700 \$6,500 \$8,200 \$4,900 \$5,900 \$7,400	
Built-Up (BUR)  Plaza Roof: Stone Panels  Skylight, Plastic  Interior  Floors  Carpet  Cast in Place Concrete  Ceramic Tile  Granite Panels  Vinyl Tile  Wood  Interior Walls  Ceramic Tile  Concrete Masonry Unit	Solution	Now aged Flash At Bulkh servation, E	\$36,800 ings, Extent : Mode eads Extent : Moderate, A nference Room A	2025 erate, Ar 2045 Area Affe 2038 2024 LIFE 2034 LIFE 2030 2053 2034 LIFE	\$183,800 ea Affected : 25%  ** cted : 10%  **  \$331,400 ** ** ** ** ** ** ** **	3 5 5 5 3 5	\$19,100 \$4,400 \$19,700 \$6,500 \$8,200 \$4,900 \$5,900	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4200

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

lectrical	Current Repair	Future Re	placement	M	aintenance	
ystem Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
nder 600 Volts						
Service Equipment						
Fused Disc Sw	50%	2045	* *	5	\$100	
	Other Observation, Extent: Moder	rate, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation: One 4000 Amps M	ain Disconnect Sw	itch			
Fused Disc Sw	50%	2045	* *	5	\$100	
	Other Observation, Extent: Model	rate, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation : One 400 Amps Ma	in Disconnect Swit	ch For Emerg	ency		
Transformers						
Dry Type	100%	2038	* *	5	\$200	
	Other Observation, Extent: Model	rate, Area Affected	: 100%			
	Location: 3rd Floor Mechanical	l Room				
	Explanation : 2- 75 Kva 208v Pr	i - 480/266v Sec				
Switchgear / Switchboard						
Fused Disc Sw	100%	2045	* *	5	\$300	
Raceway						
Conduit	100%	2045	* *	1		
Panelboards						
Fused Disc Sw	10%	2041	* *	5	\$100	
Molded Case Bkrs	90%	2041	* *	5	\$1,400	
Wiring					· · · ·	
Thermoplastic	100%	2045	* *	1		
Motor Controllers						
Locally Mounted	10%	2038	* *	5		
Motor Control Center	90%	2038	* *	5	\$1,400	
round	- 3/0				¥2,100	
Grounding Devices						
Generic	100%	LIFE	* *	5	\$900	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4200

Current Repair	Future R	eplacement	M	aintenance	
% of Fail Date Estimated Cos Total (Years)	st Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%	2038	* *	1	\$18,000	
1000/	2024	* *	1	\$22,600	
			1	\$22,600	
	e, mea mjecied	1.100/0			
•					
100%	2019	\$1,500	5	\$2,200	
50%	2041	* *	5	\$5,400	
	e, Area Affectea	l : 5%			
•					
			5	\$900	
	e, Area Affectea	l : 95%			
Explanation: 3000 Gallon Tank					
93%	2030	* *	10	\$49.800	
		l : 100%	10	Ψ12,000	
Explanation: T-8 Lamps					
5%	2030	* *	10	\$2,700	
Compact Fluorescent Light, Extent:	Moderate, Area	Affected: 100	0%		
Location : Throughout The Building	3				
2%	2030	* *	2		
60%	2030	* *	1		
40%	2053	* *	1		
				\$500	
-		Affected: 100	)%		
90%	2030	* *	10	\$200	
65%					
	2030	* *	1	\$7,600	
5570	2030		1	Ψ1,000	
50%					
50%	2030	* *			
	% of Fail Date Estimated Control (Years)  100%  100%  Other Observation, Extent: Moderate Location: Roof Explanation: One 230 Kw  100%  50%  Other Observation, Extent: Moderate Location: Roof Explanation: 75 Gallon Tank  50%  Other Observation, Extent: Moderate Location: Basement Explanation: 3000 Gallon Tank  93%  Other Observation, Extent: Moderate Location: Throughout The Building Explanation: T-8 Lamps  5%  Compact Fluorescent Light, Extent: Location: Throughout The Building 2%  60%  40%  10%  Compact Fluorescent Light, Extent: 10%	Total   Total   Estimated Cost   Year   Estimated Cost   Total   Years   FY	100%   2038   **   100%   2034   **   100%   2034   **   100%   2034   **   100%   2034   **   100%   2019   \$1,500     Explanation : One 230 Kw     100%   2019   \$1,500     50%   2041   **   Other Observation, Extent : Moderate, Area Affected : 5%     Location : Roof   Explanation : 75 Gallon Tank     50%   2053   **   Other Observation, Extent : Moderate, Area Affected : 95%     Location : Basement   Explanation : 3000 Gallon Tank     93%   2030   **   Other Observation, Extent : Moderate, Area Affected : 100%     Location : Throughout The Building     Explanation : T-8 Lamps     5%   2030   **   Compact Fluorescent Light, Extent : Moderate, Area Affected : 100     Location : Throughout The Building     2%   2030   **   60%   2030   **   60%   2030   **   40%   2053   **   10%   2030   **   Compact Fluorescent Light, Extent : Moderate, Area Affected : 100     Location : Throughout The Building     2030   **   2030   **   2030   **   2030   **   65%   2030   **   65%   2030   **	No of Fail Date Estimated Cost Total (Years)   Year Fail Date (Years)   Cycle (Yrs)	Note

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4200

Mechanical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source Interruptible Gas/Dual Fuel	100%		2045	* *	1		
Conversion Equipment Hot Water Boiler	100% Other Observation, Location : Basema	Extent : Light, Area ent Boiler Room	2038 Affected	* *	1	\$28,900	
	Explanation: 2 U	nits - Providing Chil	led Wate	r Also			
Distribution Hot Wtr Piping/Pump	100%		2041	* *	4	\$4,300	
Terminal Devices							
Air Handler	60%		2030	* *	1	\$21,700	
Convector/Radiator	30%		2038	* *	1	\$5,700	
Unit Heater-Stm/HW	10%		2030	* *	4	\$800	
Air Conditioning Energy Source Natural Gas	100%		2045	* *	1		
Conversion Equipment Absorption Chiller/Direct Fire	100%		2030	* *	1	\$63,200	
	Location : Boiler	Extent : Light, Area Room, Basement ombination Heater -					
Distribution Chilled Wtr Pipe/Pump	100%		2045	* *	4	\$4,300	
Terminal Devices Air Handler/Cool/Ht	100%		2030	* *	1	\$36,100	
Heat Rejection Water Cool Tower	100% Other Observation, Location : Roof	Extent : Light, Area	2026 Affected	\$166,000 : 100%	2	\$58,700	
	Explanation: 2 U	nits					
Ventilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$32,500	
Exhaust Fans	0.50/		2020	* *	2	¢1.700	
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% Other Observation, Location: Boiler Explanation: 2 U		2020 Affected	\$9,000 : 100%	4	\$300	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4200

Mechanical	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year E FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sanitary Piping						
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						
Cast Iron	100%	LIFE	* *	1		
Sewage Ejector(s)						
Electric	100%	2030	* *	4	\$2,500	
Backflow Preventer						
Generic	100%	2030	* *	1	\$3,600	
	Other Observation, Extent : L	ight, Area Affected : .	100%			
	Location : 1st Floor Sprinkl	er Room				
	Explanation : Bfp					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : L	ight, Area Affected : .	100%			
	Location : C, M, L, 1-3					
	Explanation: Two Units					
Fire Suppression						
Sprinkler						
Generic	100%	2045	* *	1-2	\$16,400	

Page: 17

#### Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : FOREST HILLS BRANCH LIBRARY

Address : 108-19 71ST AVE.

Borough : QUEENS Agency's Number : FH

Area Sq Ft : 21,941 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 01-Aug-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2223 Lot : 54 BIN : 4052345

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$214,500	
Electrical		\$1,092,400
Mechanical		\$129,900
Total	\$214,500	\$1,222,300
Importance Code A	\$214,500	
Importance Code B		\$1,222,300
Total	\$214,500	\$1,222,300

Total	\$52,500	\$10,800	\$52,300	\$13,700
Importance Code C	\$1,500			
Importance Code B	\$31,200	\$9,700	\$20,900	\$12,600
Importance Code A	\$19,800	\$1,100	\$31,400	\$1,100
Total	\$52,500	\$10,800	\$52,300	\$13,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Mechanical	\$6,300	\$4,200	\$8,000	\$6,300
Electrical	\$20,300	\$2,700	\$2,400	\$2,000
Interior Architecture	\$3,300		\$7,700	\$1,300
Exterior Architecture	\$18,700		\$30,200	
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13290

rchitecture	Current Repair		Future	Future Replacement		Maintenance		
rstem Component Type	% of 1 Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls	0.207		φ4.co. <b>π</b> 00		de de	_	Φ20.400	
Masonry: Brick	Location	: Main En acks, Exte	nt : Moderate, Are			5	\$28,400	
Masonry: Limestone	Location	: Window Miss/Erod	d, Extent : Modera			5	\$1,300	
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	Location	: Through ed, Extent	: Moderate, Area		20%	5	\$3,900	
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,300	
Roof								
Modified Bitumen	100%			2029	* *	10	\$23,800	
erior								
Floors	<b>500</b> /			2025	Φ104 <b>7</b> 00	2	Φ22.100	
Carpet	50%			2025	\$194,500	3	\$23,100	
Carpet Cast in Place Concrete	7%			LIFE	* *	5	\$4,700	
Carpet Cast in Place Concrete Ceramic Tile	7% 3%			LIFE 2037	* *	5 5	\$4,700 \$900	
Carpet Cast in Place Concrete Ceramic Tile Terrazzo	7% 3% 5%			LIFE 2037 LIFE	**	5 5 5	\$4,700 \$900 \$1,200	
Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile	7% 3%			LIFE 2037	* *	5 5	\$4,700 \$900	
Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls	7% 3% 5% 35%			LIFE 2037 LIFE 2032	* * * * * *	5 5 5 3	\$4,700 \$900 \$1,200 \$5,400	
Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile	7% 3% 5% 35%			LIFE 2037 LIFE 2032 2037	** ** ** **	5 5 5 3	\$4,700 \$900 \$1,200 \$5,400 \$2,900	
Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	7% 3% 5% 35% 5% 25%			LIFE 2037 LIFE 2032 2037 LIFE	* *  * *  * *  * *	5 5 5 3 5 5	\$4,700 \$900 \$1,200 \$5,400 \$2,900 \$5,800	
Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	7% 3% 5% 35% 5 5% 25% 25%			LIFE 2037 LIFE 2032 2037 LIFE LIFE	* * * * * * * * * * * * * * * * * * *	5 5 5 3 5 5 5	\$4,700 \$900 \$1,200 \$5,400 \$2,900 \$5,800 \$8,800	
Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster	7% 3% 5% 35% 5% 25% 25% 40%			LIFE 2037 LIFE 2032 2037 LIFE LIFE LIFE	* *  * *  * *  * *	5 5 5 3 5 5	\$4,700 \$900 \$1,200 \$5,400 \$2,900 \$5,800	
Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster SGFT/Glazed Masonry	7% 3% 5% 35% 5 5% 25% 25%			LIFE 2037 LIFE 2032 2037 LIFE LIFE	**  **  **  **  **  **	5 5 5 3 5 5 5	\$4,700 \$900 \$1,200 \$5,400 \$2,900 \$5,800 \$8,800	
Carpet Cast in Place Concrete Ceramic Tile Terrazzo Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Plaster	7% 3% 5% 35% 5% 25% 25% 40%			LIFE 2037 LIFE 2032 2037 LIFE LIFE LIFE	**  **  **  **  **  **	5 5 5 3 5 5 5	\$4,700 \$900 \$1,200 \$5,400 \$2,900 \$5,800 \$8,800	

Electrical	Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13290

Electrical	Curren	t Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts	•		•				•
Service Equipment							
Fused Disc Sw	100%		2024	\$2,500	5	\$100	
		Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Electri						
	Explanation : No	Nameplate Rating A	vailable				
Switchgear / Switchboard Molded Case Bkrs	100%		2024	\$32,000	5	\$600	
Raceway	10070			<i>\$22,000</i>		Ψ000	
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		
		tent : Moderate, Are	a Affecte	ed : 100%			
	Location : Throug	phout					
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	400-				_		
Generic	100%		LIFE	* *	5	\$300	
ighting							
Interior Lighting	0.007		2024	¢704.000	10	¢10.700	
Fluorescent	98% T-12 Lamps Frient	: Moderate, Area Aj	2024	\$704,900	10	\$19,700	
	=	thout The Building	уестей.	10070			
Elecanosant		noui The Building	2024	\$14.400	10	\$400	
Fluorescent	2%	Extent : Moderate, A	2024	\$14,400	10	\$400	
	Location : Stairca		<i>чей Аује</i>	сией. 100/0			
		npact Fluorescent Li	ohtino				
Egress Lighting	дарининон . Сог	npaci i inorescent Li	8111118				
Emergency, Battery	50%		2024	\$14,700	10	\$2,600	
Exit, Service	50%		2024	\$1,600	1	Ψ <b>2,</b> 000	
Exterior Lighting				+-,			
HID	100%		2024	\$82,100	10	\$100	
Alarm						•	
Security System							
Generic	100%		2024	\$65,800	1	\$8,200	
		Extent : Moderate, A	Area Affe	ected : 100%			
		phout The Building					
	Explanation: Intr	rusion Alarm Only					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13290

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic	100%	2024 \$225,200	1-3 \$13,500	
	Other Observation, Extent : Modera	ate, Area Affected : 100%		
	Location : Throughout The Buildi	ing		
	Explanation : Strobe Light, Manu	al Pull Station And Smoke Dete	ectors	

Mechanical	Current Repair		Futur	e Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Energy Source							
Natural Gas	100%		2044	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2041	* *	1	\$10,900	
		ervation, Extent : Light, Area	Affected	: 100%			
		: Basement Boiler Room					
	Explana	tion : 1 Unit					
Distribution							
Hot Wtr Piping/Pump	100%		2040	* *	4	\$1,100	
Terminal Devices							
Air Handler	60%		2029	* *	1	\$8,100	
Convector/Radiator	40%		2037	* *	1	\$2,800	
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Int Pkg Unit -	30%		2025	\$129,900	2	\$400	
Heating/Cooling							
	-	gerant, Extent : Light, Area A	ffected :	30%			
	Location	: Basement And Penthouse					
Reciprocating	70%		2029	* *	1	\$7,100	
Reciprocating Compr/Chiller	70%		2029	* *	1	\$7,100	
		gerant, Extent : Light, Area A			1	\$7,100	
	R-22 Refri	gerant, Extent : Light, Area A : Basement			1	\$7,100	
	R-22 Refri	-			1	\$7,100	
Compr/Chiller	R-22 Refri Location	-			1		
Compr/Chiller  Terminal Devices Air Handler/Cool/Ht	R-22 Refri	-	ffected :	70%		\$7,100 \$9,500	
Compr/Chiller  Terminal Devices Air Handler/Cool/Ht No Component	R-22 Refri Location 70%	-	ffected :	70%			
Compr/Chiller  Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection	R-22 Refri Location 70%	-	ffected :	70%		\$9,500	
Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit	R-22 Refri Location 70% 30%	-	ffected :	**	1		
Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component	R-22 Refri Location 70% 30%	-	ffected :	**	1	\$9,500	
Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit	R-22 Refri Location 70% 30%	-	ffected :	**	1	\$9,500	
Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Ventilation	R-22 Refri Location 70% 30%	-	ffected :	**	1	\$9,500	
Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Ventilation Distribution Ductwork/Diffusers	R-22 Refri Location 70% 30% 70% 30%	-	2029 2029	**	1 2	\$9,500 \$10,700	
Terminal Devices Air Handler/Cool/Ht No Component Heat Rejection Air Condenser Unit No Component Ventilation Distribution	R-22 Refri Location 70% 30% 70% 30%	-	2029 2029	**	1 2	\$9,500 \$10,700	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13290

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

Page: 22

#### Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : GLEN OAKS BRANCH LIBRARY

Address : 256-04 UNION TURNPIKE

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

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

Date of Survey : 07-Sep-2007 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 8693 Lot : 10 BIN : 4177530

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$324,200	
Interior Architecture	\$36,000	\$129,600
Electrical	\$572,400	
Mechanical		\$40,100
Total	\$932,600	\$169,700
Importance Code A	\$324,200	\$40,100
Importance Code B	\$608,400	\$129,600
Total	\$932,600	\$169,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$31,400			
Interior Architecture	\$11,700	\$131,000	\$500	
Electrical	\$6,200	\$3,000	\$39,500	
Mechanical	\$16,500	\$1,500	\$4,800	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$69,700	\$139,400	\$48,700	\$6,200
Importance Code A	\$39,400	\$900	\$2,400	\$900
Importance Code B	\$25,100	\$138,500	\$46,300	\$5,300
Importance Code C	\$5,200			
Total	\$69,700	\$139,400	\$48,700	\$6,200



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13291

Architecture	Current Repair	Future I	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year E FY	stimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior						
Exterior Walls Masonry: Brick	100% Now \$101,400 Spalling, Extent: Light, Area Affected Location: Throughout Worn/Eroded, Extent: Light, Area Affe Location: Throughout		**	5	\$17,000	
Windows	0					
Steel	100% Now \$9,200 Water Penetration, Extent : Moderate, Location : At Lintels Throughout	2018 Area Affecte	\$92,400 d:30%	5	\$11,200	
Parapets			* *	_	44.000	
No Component Roof Modified Bitumen	75% Now \$56,600 Misaligned/Bulging, Extent: Moderate Location: Thorughout Spalling, Extent: Moderate, Area Affe Location: Throughout Vegetation Growth, Extent: Light, Are Location: Throughout Water Penetration, Extent: Light, Area Location: Throughout Worn/Eroded, Extent: Moderate, Area Location: Throughout 25%  100% Now \$22,100 Drains Inad/Misposn, Extent: Moderate Location: At Leader Water Penetration, Extent: Moderate, Location: Throughout Worn/Eroded, Extent: Moderate, Area	a Affected : Affected : Affected : 6 2019 te, Area Affecte	\$73,800 cted: 20%	5	\$1,000	
	Location: Throughout	Ајјестеа . З	<i>)</i> / 0			
nterior						
Floors Carpet Vinyl Tile	70% 30%	2018 2019	\$126,000 \$36,000	3 3	\$14,900 \$1,600	
Interior Walls	-			_	<b>.</b>	
Gypsum Board Plaster	60% 40% Now \$5,200 Cracking/Crumbling, Extent: Moderate Location: Second Floor Water Penetration, Extent: Moderate,			5 5	\$5,900 \$2,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13291

Architecture	Current Rep	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost	Year I FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior							
Ceilings							
AcousTile,Adhered	100% Now	\$6,500	2024	\$129,600	5	\$7,000	
	Broken/Missing Element	s, Extent : Ligh	t, Area Aff	ected : 3%			
	Location: 2nd Floor						
	Loose/Delam Surface, Ex	xtent : Moderat	e, Area Afj	fected : 5%			
	Location: 2nd Floor						
	Worn/Eroded, Extent : M	loderate, Area	Affected : :	5%			
	Location: 2nd Floor		==				

Electrical	Curr	ent Repair	Futur	e Replacement	M		
System Component Type	% of Fail I Total (Yea	Oate Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2019	\$1,500	5	\$100	
		on, Extent : Light, Area	Affected	: 100%			
	Location : Elec			400			
	Explanation : (	One Electrical Service R	ated At	400a.			
Raceway	7.50/		2020	* *			
Conduit	75%		2029		1		
Conduit	25%		2019	\$7,800	1		
Panelboards Maldad Grand Plans	0.007		2027	* *	_	¢400	
Molded Case Bkrs	80%		2027		5	\$400	
Molded Case Bkrs	20%		2018	\$3,000	5	\$100	
Wiring Braided Cloth	80%		2044	* *	1		
Braided Cioth		Extent : Light, Area Affe			1		
	_	Extent . Light, Area Ajjo Sughout The Building	естей. 1	.00/0			
<b>T</b>		Jugnoui The Building	2020	* *			
Thermoplastic	20%		2029	* *	1		
Motor Controllers	1000/		2024	¢20,000	_	¢100	
Locally Mounted	100%		2024	\$29,900	5	\$100	
Grounding Davises							
Grounding Devices Not Accessible	100%						
	100%						
Lighting Interior Lighting							
Fluorescent	97%		2019	\$572,400	10	\$16,000	
Tuorescent		on, Extent : Moderate, A			10	Ψ10,000	
	Location : Thre						
	Explanation : T	0					
HID	1%	·· r ··	2019	\$2,300	10		
Incandescent	2%		2019	\$11,800	2		
Egress Lighting	270		2017	ψ11,000			
Exit, Service	50%		2017	\$1,300	1		

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13291

Mechanical		Current	Repair	Future Repla		acement Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Fuel Oil No 2	100%			2039	* *	5	\$5,600		
Conversion Equipment									
Hot Water Boiler	100%		\$8,000	2024	\$40,100	1	\$8,000		
	Corroded,	Extent: S	evere, Area Affecte	d: 30%					
	Location	ı : Basemer	ıt						
Distribution									
Hot Wtr Piping/Pump	100%			2027	* *	4	\$900		
Terminal Devices									
Convector/Radiator	100%			2032	* *	1	\$5,800		
Air Conditioning									
Energy Source									
Electricity	100%			2035	* *	1			
Conversion Equipment									
Window/Wall Unit	10%			2017	\$3,700	1			
No Component	90%								
Plumbing									
H/C Water Piping									
Galv Iron/Steel	100%			2032	* *	1			
Water Heater									
Gas Fired	100%			2017	\$4,100	2	\$300		
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%								

Page: 26

#### Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : GLENDALE BRANCH LIBRARY

Address : 78-60 73RD PL.

Borough : QUEENS Agency's Number : GL

Area Sq Ft : 10,134 Project Type : QUEENS PUBLIC LIBRARY

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

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

Block : 3696 Lot : 47 BIN : 4090100

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$114,300	\$55,900
Interior Architecture		\$38,300
Electrical	\$282,400	\$54,500
Total	\$396,700	\$148,800
Importance Code A	\$114,300	\$55,900
Importance Code B	\$282,400	\$92,900
Total	\$396,700	\$148,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$7,100			\$500
Interior Architecture	\$3,800	\$600	\$1,100	\$79,800
Electrical	\$9,800	\$500	\$8,500	\$400
Mechanical	\$1,800	\$1,700	\$39,300	\$2,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$26,500	\$6,700	\$52,900	\$86,800
Importance Code A	\$8,100	\$1,000	\$1,100	\$1,500
Importance Code B	\$18,000	\$5,700	\$51,800	\$85,300
Importance Code C	\$400			
Total	\$26,500	\$6,700	\$52,900	\$86,800



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13292

rchitecture	Current	Current Repair Future Replacement		Replacement	Maintenance			
ystem Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit	
terior								
Exterior Walls								
Masonry: Brick	90% Now Diagonal Cracks, Ex Location: Northwe Jnt Mortar Miss/Ero Location: Through Rusting Masonry Su	est Corner, Chimne d, Extent : Moderat tout	y te, Area Ą	ffected : 50%	5	\$19,100	1	
	Location : At Wind			2370				
Masonry: Limestone	5%		LIFE	* *	5	\$800		
Stucco Cement	5% Now	\$6,100	2029	* *	5	\$1,300		
Stucco Centent	Cracking/Crumbling Location: South W Water Penetration, I Location: South W	, Extent : Moderate all Above Roof Extent : Moderate, A	, Area Afj	fected : 25%	3	φ1,500		
Windows								
Aluminum	90%		2032	* *	5	\$2,100		
Aluminum	10%		2046	* *	5	\$200		
	Recent Replace Evid	ent, Extent : Light,	Area Affe	cted : 100%				
	Location : Children	ns Reading Room						
Parapets								
Masonry: Brick	95%		LIFE	* *	5	\$4,500		
Metal Panel	5%		2050	* *	5	\$900		
Roof								
Asphalt Shingle	5%		2033	* *	10	\$100		
Clay Tile	20%		2034	* *	10	\$2,600		
Modified Bitumen	75%		2024	\$55,900	10	\$9,700		
terior								
Floors								
Carpet	40%		2020	\$76,700	3	\$12,100		
Carpet	15%		2025	\$28,800	3	\$3,400		
Cast in Place Concrete	10%		LIFE	* *	5	\$3,300		
Ceramic Tile	5%		2027	* *	5	\$800		
Vinyl Tile	30%		2024	\$38,300	3	\$1,700		
Interior Walls								
Gypsum Board	10%		LIFE	* *	5	\$600		
	Recent Replace Evid Location : Children	_	Area Affe	cted : 100%				
Plaster	5% Now Cracking/Crumbling Location: Roof Sto		LIFE e, Area Aff	* * fected : 20%	5	\$200		
	Water Penetration, I Location: Roof Sta		Area Affec	ted : 20%				
Plaster	70%		LIFE	* *	5	\$2,300		
Wood	15%		LIFE	* *	5	\$6,500		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13292

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

Electrical	Current Repair		Futur	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date Es (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Inder 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$300	
			nt : Moderate, A	rea Affe	ected : 100%			
		: Electrical R						
	Explana	ion : Main Sei	rvice Switch Ra	ed @ 40	00 Amperes			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$300	
Raceway								
Conduit	80%			2024	\$24,800	1		
Conduit	20%			2050	* *	1		
Panelboards								
Fused Disc Sw	5%			2046	* *	5		
Molded Case Bkrs	80%			2023	\$11,900	5	\$200	
Molded Case Bkrs	15%			2046	* *	5		
Wiring								
Thermoplastic	80%			2024	\$22,000	1		
Thermoplastic	20%			2050	* *	1		
Fround								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	* *	5	\$100	
	Other Obs	ervation, Exte	nt : Moderate, A	rea Affe	ected : 100%			
	Location	: Water Main						
	Explanat	ion : Corrode	d					
ighting	-							
Interior Lighting								
Fluorescent	85%			2019	\$282,400	10	\$7,900	
	T-12 Lamp	s, Extent : Mo	oderate, Area A <u>j</u>	fected :				
	Location	: Throughout	The Building					
Fluorescent	5%			2024	\$16,600	10	\$500	
Tuorescent		ervation Exte	nt · Moderate A			10	Ψ500	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Basement							
			t Flourescent Li	ahtina				
Eluonos		ion . Compaci	1 wirescem Li		* *	10	Φ000	
Fluorescent	10%	Extent M.	longto Amon ACC	2032		10	\$900	
	-		lerate, Area Affa	cciea : T	0070			
	Location	: Childrens R	oom					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13292

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year E	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting						
Egress Lighting						
Exit, Service	100%	2024	\$1,400	1		
Exterior Lighting						
HID	100%	2024	\$37,900	10		
Alarm						
Security System						
Generic	100%	2024	\$30,400	1	\$3,800	
	Other Observation, Extent : Mo	derate, Area Affecte	ed : 100%			
	Location: Throughout The Bu	iilding				
	Explanation: Intrusion Alarn	only				

Mechanical	Current Repair		<b>Future Replacement</b>		M	Maintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Steam Boiler	100%			2037	* *	1	\$10,000	
			Extent : Light, Area	Affected	: 100%			
	Location	: Basemer	ıt Boiler Room					
	Explanai	tion : 1 Un	it					
Distribution								
Steam Piping/Pump	100%			2034	* *	4	\$800	
Terminal Devices								
Convector/Radiator	100%			2037	* *	1	\$3,300	
Air Conditioning								
Energy Source								
Electricity	100%			2040	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	80%			2029	* *	2	\$500	
	-	_	tent : Light, Area A	ffected :	80%			
	Location	: Roof						
Split Unit	20%			2019	\$9,300			
	R-22 Refri	gerant, Ex	tent : Light, Area A	ffected :	20%			
	Location	: Basemer	nt .					
Terminal Devices								
Fan Coil - Cooling	20%			2019	\$15,500	1	\$700	
No Component	80%							
Heat Rejection								
Remote Air Cond	20%			2019	\$12,000	2	\$1,400	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,700	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13292

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

Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : JACKSON HEIGHTS BRANCH LIBRARY

Address : 35-51 81ST ST.

Borough : QUEENS Agency's Number : JH

Area Sq Ft : 13,590 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 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$330,700	\$73,800
Electrical	\$488,700	\$180,200
Mechanical		\$43,600
Total	\$819,500	\$297,600
Importance Code A	\$330,700	\$73,800
Importance Code B	\$488,700	\$223,800
Total	\$819,500	\$297,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$62,700		\$3,200	
Interior Architecture	\$4,900	\$400	\$38,500	\$40,300
Electrical	\$27,400	\$1,700	\$14,000	\$1,300
Mechanical	\$4,200	\$3,200	\$5,200	\$2,700
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$103,100	\$9,200	\$65,000	\$48,200
Importance Code A	\$63,300	\$700	\$4,000	\$700
Importance Code B	\$39,800	\$8,300	\$61,000	\$47,500
Importance Code C		\$200		
Total	\$103,100	\$9,200	\$65,000	\$48,200



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13296

Architecture	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	67%			LIFE	* *	5	\$13,700		
Masonry: Limestone	25%		\$55,400	LIFE	* *	5	\$3,800		
			Extent: Moderate	, Area A	ffected : 10%				
		i : West Fa							
			d, Extent : Moderat	te, Area A	Affected: 25%				
		ı : West Fa	cade						
Metal Panel	3%			2044	* *	5-10	\$4,200		
Granite Panels	5%			LIFE	* *	5	\$800		
Windows						_			
Aluminum	97%	0-2	\$275,400	2049	* *	5	\$3,300		
			s, Extent : Moderat	e, Area A	Affected: 25%				
		i : Through			ACC				
	_	บ <i>eเ</i> erเoraเe เ : Through	d, Extent : Modera	ue, Area	Affectea : 100%				
Motel Louvens	3%	i . Inrough	Oui	2027	* *	10	¢1 200		
Metal Louvers	3%			2027		10	\$1,300		
Parapets Masonry: Brick	80%	Now	\$34,800	LIFE	* *	5	\$3,000		
Wasoni y. Brick			d, Extent : Moderat		Affected · 25%	3	\$5,000		
			Face Of South Par		<i>199</i> corea : <b>2</b> 0 / 0				
			ht, Area Affected :	-					
	-	_	Face Of West And		rapets				
			: Moderate, Area		-				
	Location	: Interior	Face						
Masonry: Limestone	15%	Now	\$11,800	LIFE	* *	5	\$700		
			Extent : Moderate		ffected : 5%		7.00		
	Location	ı : Coping A	At East Parapet	_	-				
Metal Rail	5%			2029	* *	5-10	\$3,400		
Roof									
Modified Bitumen	100%	Now	\$14,800	2024	\$73,800				
			lerate, Area Affecto	ed : 20%					
	Location	ı : Over Fir	st Floor						
nterior									
Floors	4.50			2020	<b>#20.000</b>	2	<b>AC 100</b>		
Carpet	15%			2020	\$38,800	3	\$6,100		
Carpet	35%			2025	\$90,500 * *	3	\$10,700		
Cast in Place Concrete Ceramic Tile	3% 2%			LIFE 2033	* *	5 5	\$1,300 \$400		
Quarry Tile	20%			2033	* *	5 5	\$6,100		
Terrazzo	20% 5%			LIFE	* *	<i>5</i>	\$800		
Vinyl Tile	20%			2019	\$34,400	3	\$1,500		
v myr rne		servation. F	Extent : Moderate, A			3	φ1,500		
		ı : Basemen							
		tion : 9x9 <b>U</b>							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13296

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Interior Walls								
Ceramic Tile	2%			2033	* *	5	\$300	
Concrete Masonry Unit	5%			LIFE	* *	5	\$300	
Glass: Single Pane	3%			LIFE	* *	5	\$400	
Glazed Ceramic Panel	5%			LIFE	* *			
Plaster	75%			LIFE	* *	5	\$3,900	
SGFT/Glazed Masonry	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	3%			2037	* *	5	\$600	
Exposed Concrete	5%			LIFE	* *	5	\$200	
Plaster	92%			LIFE	* *	5	\$11,800	

Electrical	Cur	rent Repair	Future Replacement		Maintenance		
System Component Type		Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2034	* *	5		
		ion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Ele	ectrical Room					
	Explanation:	Main Service Switch Rai	ted @ 20	00 Amperes			
Molded Case Bkrs	50%		2024	\$700	5	\$200	
	Other Observat	ion, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Ele	ectrical Room					
	Explanation:	No Available Ratings					
Switchgear / Switchboard	-						
Molded Case Bkrs	100%		2024	\$32,000	5	\$400	
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		
	Insulation Agea	l, Extent : Moderate, Are	a Affecte	ed : 100%			
	Location: The	roughout The Building					
Thermoplastic	5%		2044	* *	1		
Motor Controllers							
Locally Mounted	100%		2022	\$29,900	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13296

Electrical	Current Repair	Future Replacement		Maintenance				
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting								
Interior Lighting								
Fluorescent	98%	2019	\$436,600	10	\$12,200			
	T-12 Lamps, Extent : Moderate, Area A	ffected :	100%					
	Location: Throughout The Building							
Fluorescent	2%	2019	\$8,900	10	\$200			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Basement							
	Explanation : Compact Fluorescent L	ighting						
Egress Lighting								
Emergency, Battery	50%	2024	\$9,100	10	\$1,600			
Exit, Service	50%	2024	\$1,000	1				
Exterior Lighting								
Incandescent	100%	2019	\$43,200	2				
Alarm								
Security System								
Generic	100%	2024	\$40,700	1	\$5,100			
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: Front, Inside							
	Explanation : C C T V Surveillance C	Cameras,	And Intrusion Ala	rm				
Fire/Smoke Detection								
Generic	100%	2024	\$139,500	1-3	\$8,400			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The Building							
	Explanation: Strobe Lights, Manual Pull Station And Smoke Detectors							

Mechanical	Current Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2037	* *	1	\$6,700	
	Other Observation, Extent:	Light, Area Affected	: 100%			
	Location : Basement Boile	er Room				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2032	* *	4	\$700	
Terminal Devices						
Air Handler	60%	2024	\$43,600	1	\$5,000	
Convector/Radiator	40%	2029	* *	1	\$1,800	
Air Conditioning						
Energy Source						
Electricity	100%	2032	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13296

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type		Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning Conversion Equipment Reciprocating Compr/Chiller	60%			2024	\$27,400	1	\$3,800	
			ent : Light, Area A t A C Room	ffected :	60%			
Ext Pkg Unit - Cooling	40% R-22 Refrig Location:		ent : Light, Area A	2029 ffected :	* *	2	\$300	
Terminal Devices Air Handler/Cool/Ht	60%			2024	\$34,300	1	\$5,000	
No Component	40%							
Heat Rejection Remote Air Cond	100%			2029	* *	2	\$9,500	
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,600	
Exhaust Fans Interior	<b>CO</b> 0/			2024	\$9,000	2	\$200	
Roof	60% 40%			2024 2024	\$8,900 \$4,300	2 2	\$300 \$200	
Plumbing	70/0			2024	ψ+,500		Ψ200	
H/C Water Piping Brass/Copper	100%			2034	* *	1		
Water Heater Electric	100%			2022	\$2,100	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% Other Obse Location . Explanati	B,1,2	xtent : Light, Area Unit	LIFE Affected	**: 100%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER

Address : 100-01 NORTHERN BLVD. CORONA

Borough : QUEENS Agency's Number : LH
Program / Asset # : QPL0003.000 / 4519 Yr Built/Renovated : 1999 /

Area Sq Ft : 24,679 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 16-Jul-2012 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 1695 Lot : 39 BIN : 4437193

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Mechanical		\$97,400
Total		\$97,400
Importance Code B		\$97,400
Total		\$97,400

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture		\$33,800	\$1,700	
Interior Architecture	\$30,000		\$9,700	\$900
Electrical	\$2,000	\$27,600	\$2,800	\$2,000
Mechanical	\$5,500	\$14,500	\$8,500	\$9,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$41,400	\$79,900	\$26,700	\$16,500
Importance Code A	\$1,200	\$35,100	\$2,900	\$1,200
Importance Code B	\$39,200	\$44,800	\$23,800	\$15,300
Importance Code C	\$1,000			
Total	\$41,400	\$79,900	\$26,700	\$16,500



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4519

rchitecture		Current I	Repair	Futur	e Replacement	M	aintenance	
estem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priorit
terior								
Exterior Walls								
Masonry: Brick	83%			LIFE	* *	5	\$29,900	
Masonry: Granite	2%			LIFE	* *	5	\$500	
Metal Panel	10%			2043	* *	5-10	\$24,800	
Window Wall	5%			2043	* *	5	\$6,800	
Windows								
Aluminum	95%			2039	* *	5	\$3,400	
Glass Block	5%			LIFE	* *	5	\$100	
Parapets								
Concrete Masonry Unit	35%			LIFE	* *	5	\$1,400	
	Other Obse	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Interior	Face					
	Explanat	ion : Cove	red With Tar					
Masonry: Brick	45%			LIFE	* *	5	\$1,600	
Metal Panel	3%			2043	* *	5	\$400	
Metal Rail	15%			2036	* *	5-10	\$9,500	
Pre-Cast Concrete	2%			LIFE	* *	5	\$400	
Roof							· · · · · · · · · · · · · · · · · · ·	
Metal Panel	5%			2036	* *	10	\$2,400	
Modified Bitumen	90%			2028	* *	10	\$23,500	
Sloped Glazing	5%			LIFE	* *	5	\$17,400	
. 0	_	oair Evider : Over Au	ıt, Extent : Light, A ditorium	rea Affeo	cted : 10%			
terior								
Floors								
Carpet	45%			2022	\$210,200	3	\$24,900	
Carpet	5%	Now	\$23,400	2025	\$23,400	3	\$2,800	
•	Broken/Mi.	ssing Elen	nents, Extent : Seve	re, Area	Affected : 100%			
	Location	: Researci	h Center					
	Poor Subfl	oor Evidei	nt, Extent : Severe,	Area Aff	ected : 100%			
	Location	: Research	h Center					
	Water Pene	etration, E	xtent : Severe, Ared	a Affecte	d: 25%			
	Location	: Research	h Center					
Ceramic Tile	15%			2032	* *	5	\$5,500	
Vinyl Tile	30%			2028	* *	3	\$4,200	
Wood	5%			2051	* *	5	\$3,500	
Interior Walls	2,0						Ψ2,230	
Concrete Masonry Unit	25%			LIFE	* *	5	\$5,100	
Gypsum Board	5%	Now	\$1,000	LIFE	* *	5	\$1,500	
Gypsum Bould			Extent : Moderate		ffected : 10%	3	Ψ1,500	
	_	_	Research Center	,	Jeerea . 10/0			
			xtent : Moderate, A	rea Affo	cted : 15%			
			Research Center		. 10/0			
C		. 5.001 11,		LIDE	* *		ф <b>о</b> 1 400	
Gypsum Board	70%			LIFE	<b>ጥ</b> ጥ	5	\$21,400	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4519

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2036	* *	5	\$25,900	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	15%	Now	\$2,800	LIFE	* *	5	\$6,900	
	O	0.	Extent : Moderate um, Stair A	, Area A	ffected : 10%			
	Water Pen	etration, E	xtent : Moderate, A	Area Affe	cted : 10%			
	Location	: Auditori	um, Stair A					
Wood	10%			LIFE	* *	5	\$32,300	

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts									
Service Equipment									
Fused Disc Sw	100%			2043	* *	5	\$100		
			Extent : Moderate, A	Area Affe	ected : 100%				
		ı : Electrice							
	Explana	tion : Main	Service Switch Ra	ted @ 16	600 Amperes				
Switchgear / Switchboard									
Molded Case Bkrs	100%			2043	* *	5	\$700		
Raceway									
Conduit	100%			2043	* *	1			
Panelboards									
Fused Disc Sw	5%			2039	* *	5			
Molded Case Bkrs	95%			2039	* *	5	\$600		
Wiring									
Thermoplastic	100%			2043	* *	1			
Motor Controllers									
Locally Mounted	100%			2036	* *	5	\$200		
Ground									
Grounding Devices									
Generic	100%			LIFE	* *	5	\$400		
Lighting									
Interior Lighting									
Fluorescent	94%			2028	* *	10	\$21,300		
			Extent : Moderate, A	Area Affe	ected : 100%				
	Location	ı : Through	out The Building						
	Explana	tion : T-8 I	amps						
Fluorescent	4%			2028	* *	10	\$900		
	Other Ob.	servation, E	Extent : Moderate, A	Area Affe	ected : 100%				
	Location	n: 1st Floo	r						
	Explana	tion : Com	pact Fluorescent La	ımps					
Incandescent	2%			2028	* *	2			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Electrical	Current Repa	air Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year Est FY	imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
ighting						
Egress Lighting						
Emergency, Battery	50%	2028	* *	10	\$3,000	
Exit, LED	50%	2051	* *	1		
Exterior Lighting						
HID	100%	2028	* *	10	\$100	
Alarm						
Security System						
No Component	30%					
Generic	70%	2028	* *	1	\$6,500	
	Other Observation, Exten	t : Moderate, Area Affected	: 100%			
	Location : Inside And C	utside				
	Explanation: CCTV	Surveillance Cameras				
Fire/Smoke Detection						
Generic	100%	2028	* *	1-3	\$15,200	
	Other Observation, Exten	t : Moderate, Area Affected	: 100%			
	Location: Throughout?	The Building				
	Explanation: Horns, St	robe Lights, Manual Pull St	ations And Smo	oke Dete	ectors.	

Mechanical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating						
Energy Source						
Natural Gas	100%	2033	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2028	* *	1	\$12,200	
	Other Observation, Extent: Ligh	t, Area Affected : 10	00%			
	Location : Basement Boiler Roo	om				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2039	* *	4	\$1,200	
Terminal Devices						
Air Handler	60%	2028	* *	1	\$9,200	
Convector/Radiator	40%	2036	* *	1	\$3,200	
Air Conditioning						
Energy Source						
Electricity	100%	2039	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 4519

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit -	20%			2024	\$97,400	2	\$300	
Heating/Cooling								
	R-22 Refr	igerant, Ext	tent : Light, Area A	ffected :	20%			
	Location	1: 1 Unit F	or Auditorium					
Reciprocating Compr/Chiller	80%			2028	* *	1	\$9,200	
1	R-22 Refr	igerant, Ext	tent : Light, Area A	ffected :	80%			
	Location	ı : Basemen	t					
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 80%			
	Location	ı : Basemen	rt -					
	Explana	tion : 2 Uni	its					
Distribution	•							
Chilled Wtr Pipe/Pump	80%			2043	* *	4	\$1,000	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2028	* *	1	\$12,200	
No Component	20%							
Heat Rejection								
Air Condenser Unit	100%			2028	* *	2	\$17,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,800	
Exhaust Fans								
Roof	70%			2028	* *	2	\$500	
Roof	30%			2028	* *	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		
Water Heater								
Gas Fired	100%			2018	\$5,700	2	\$400	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	-							
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
	Other Obs	ervation, E	Extent : Light, Area	Affected	: 100%			
	Location	a: B, 1, 2.						

Fire Suppression

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Page: 41

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

Mechanical	Current Repair	Future Replaceme	ent	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estimated (FY	Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Fire Suppression Sprinkler Generic	100%	2043	* *	1-2	\$6,900	

Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : LONG ISLAND CITY COMMUNITY LIBRARY

Address : 37-44 21ST STREET

Borough : QUEENS Agency's Number : LIC
Program / Asset # : QPL0005.000 / 14111 Yr Built/Renovated : 2007 /

Area Sq Ft : 19,327 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 31-Jul-2013 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1,2

Block : 363 Lot : 1 BIN : 4463561

#### **CAPITAL**

**Total** 

Importance Code

**Total** 

\$300	·	·	•
,			
\$16.400	\$9,200	\$17,700	\$12,200
\$30,500	\$1,000	\$1,000	\$10,100
\$47,300	\$10,100	\$18,700	\$22,300
\$3,900	\$3,900	\$3,900	\$3,900
\$7,100	\$4,400	\$8,600	\$4,800
\$2,200	\$1,800	\$1,800	\$2,500
\$4,500		\$4,300	\$2,000
\$29,600			\$9,100
FY 2017	FY 2018	FY 2019	FY 2020
	\$29,600 \$4,500 \$2,200 \$7,100 \$3,900	\$29,600 \$4,500 \$2,200 \$7,100 \$3,900 \$4,400 \$3,900 \$10,100 \$30,500 \$1,000	\$29,600 \$4,500 \$4,300 \$2,200 \$1,800 \$1,800 \$7,100 \$4,400 \$8,600 \$3,900 \$3,900 \$3,900 \$47,300 \$10,100 \$18,700 \$30,500 \$1,000 \$1,000



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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14111

Architecture		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
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%		\$400 d, Extent : Moderat	LIFE	* *	5	\$700	
	Caulking	n : Coping Deteriorate n : Coping	ed, Extent : Modera	te, Area	Affected : 50%			
Roof								
Modified Bitumen	Location Water Per	aged Flash n : West Sid netration, E	\$29,200 nings, Extent : Mod le Extent : Moderate, A Custodians Office					
Interior								
Floors								
Carpet	30%			2025	\$109,800	3	\$13,000	
Ceramic Tile	15%			2037	* *	5	\$4,300	
Vinyl Tile	55%			2032	* *	3	\$8,000	
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	0001			20.41	والمراجع المراجع المرا	_	ф <b>о</b> с 000	
AcousTileSusp.Lay-In		netration, E	Extent : Moderate, A uns Office And Stair		* * cted : 10%	5	\$26,000	
Gypsum Board	10%		Jjivee 111ta bian	LIFE	* *	5	\$3,600	

Electrical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Under 600 Volts

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14111

Electrical	Currer	nt Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment	400		• • • • •		_	4.00	
Fused Disc Sw	100%		2050	**	5	\$100	
		, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Electr		. 10 10	100 4			
C / C	Explanation : Mo	ain Service Switch Ra	tea @ 12	OU Amperes			
Switchgear / Switchboard Molded Case Bkrs	100%		2050	* *	5	\$500	
	100%		2030			\$300	
Raceway Conduit	100%		2050	* *	1		
Panelboards	100%		2030		1		
Fused Disc Sw	5%		2046	* *	5		
Molded Case Bkrs	95%		2046	* *	5	\$500	
Wiring	7570		2040			Ψ300	
Thermoplastic	100%		2050	* *	1		
Motor Controllers	10070		2000		-		
Locally Mounted	100%		2041	* *	5	\$100	
Ground	10070					Ψ100	
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
Lighting							
Interior Lighting							
Fluorescent	60%		2032	* *	10	\$10,600	
	T-5 Lamps, Extent	: Moderate, Area Aff	ected : 10	00%			
	Location: Throu	ghout The Building					
Fluorescent	20%		2032	* *	10	\$3,500	
	Other Observation	, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Throu	ghout The Building					
	Explanation: Co	ompact Fluorescent L	amps				
Fluorescent	18%		2032	* *	10	\$3,200	
	T-8 Lamps, Extent	: Moderate, Area Aff	ected : 10	00%		. ,	
	Location : Throu	ghout The Building					
Incandescent	2%		2032	* *	2		
Egress Lighting							
Emergency, Battery	50%		2032	* *	10	\$2,300	
Exit, Service	50%		2032	* *	1	, ,	
Exterior Lighting							
HID	50%		2032	* *	10		
Incandescent	50%		2032	* *	2		
Alarm							
Security System							
Generic	100%		2032	* *	1	\$7,200	
		, Extent : Moderate, A	Area Affe	ected : 100%			
		ghout The Building					
	Explanation: C	CTV Surveillance C	<u>Cameras</u>				

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 14111

Electrical	Current Repair	Future	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost   Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Alarm						
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$12,300	
	Other Observation, Extent:	Moderate, Area Affe	cted : 100%			
	Location: Throughout The	Building				
	Explanation: Strobe Light.	s, Manual Pull Statio	on And Smoke Det	ectors		

			Future Replacement			Maintenance	
% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
100%			2044	* *	1		
	_				1	\$9,600	
			Affected	: 100%			
Explana	tion : 2 Uni	ts					
100%			2040	* *	4	\$1,000	
10%			2037	* *	1	\$600	
100%			2040	* *	1		
100%			2029	* *	1	\$9,000	
-	-		ffected :	100%			
Location	: Penthous	se					
100%			2029	* *	1	\$12,000	
100%			2029	* *	2	\$13,500	
100%			LIFE	* *	2-5	\$10,800	
100%			2029	* *	2	\$600	
100%			2050	* *	1		
100%			2022	\$4,500	2	\$300	
				* *			
	100% 100% 100% 100% 100% 100% 100% 100%	Total (Years)  100%  100%  Other Observation, E Location: Basemen Explanation: 2 Uni  100%  90% 10%  100%  100%  100%  100%  100%  100%  100%  100%	Total (Years)  100%  100%  Other Observation, Extent: Light, Area Location: Basement Boiler Room Explanation: 2 Units  100%  90% 10%  100%  R-22 Refrigerant, Extent: Light, Area A Location: Penthouse  100%  100%  100%  100%	Total         (Years)         FY           100%         2044           100%         2037           Other Observation, Extent: Light, Area Affected Location: Basement Boiler Room Explanation: 2 Units           100%         2040           90%         2029           10%         2040           100%         2040           100%         2029           R-22 Refrigerant, Extent: Light, Area Affected: Location: Penthouse         2029           100%         2029           100%         2029           100%         2029           100%         2029           100%         2029           100%         2029	Total (Years)         FY           100%         2044         **           100%         2037         **           Other Observation, Extent: Light, Area Affected: 100%         Location: Basement Boiler Room         Explanation: 2 Units           100%         2040         **           90%         2029         **           10%         2037         **           100%         2040         **           100%         2040         **           R-22 Refrigerant, Extent: Light, Area Affected: 100%         Location: Penthouse           100%         2029         **           100%         2029         **           100%         LIFE         **           100%         2029         **           100%         2029         **	Total (Years)   FY   (Yrs)	Total (Years)

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Future Replac	cement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estima FY	ted Cost   Cycle (Yrs)		Priority
Plumbing					
Storm Drain Piping					
Cast Iron	100%	LIFE	** 1		
Backflow Preventer					
Generic	100%	2032	** 1	\$1,200	
Fixtures					
Generic	100%				
Vertical Transport					
Elevators					
Hydraulic	100%	LIFE	* *		
	Other Observation, Extent: Liga	ht, Area Affected : 100%			
	Location: 1-2				
	Explanation: 1 Unit				

Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

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

Borough : QUEENS Agency's Number : PRC

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

Date of Survey : 15-Apr-2008 Landmark Status : NONE

Areas Surveyed : Roof, Floors 1

Block : 16135 Lot : 1 BIN : 4303629

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$211,000	
Interior Architecture	\$65,700	\$164,300
Electrical	\$422,800	
Mechanical	\$117,500	\$120,900
Total	\$816,900	\$285,200
Importance Code A	\$211,000	
Importance Code B	\$605,900	\$285,200
Total	\$816,900	\$285,200

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$4,200		\$18,100	
Interior Architecture	\$11,500			\$2,400
Electrical	\$10,600	\$9,700	\$72,100	
Mechanical	\$6,200	\$4,600	\$16,400	\$4,600
Total	\$32,500	\$14,400	\$106,600	\$7,100
Importance Code A	\$4,900	\$600	\$20,400	\$600
Importance Code B	\$27,600	\$13,700	\$86,200	\$6,400
Importance Code C				
Total	\$32,500	\$14,400	\$106,600	\$7,100



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

<sup>\*\*</sup> 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 I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick	60%			LIFE	* *	5	\$7,100	
Metal Panel	25%			2029	* *	5-10	\$20,300	
Window Wall	15%			2029	* *	5	\$6,600	
Parapets								
Masonry: Brick	13%			LIFE	* *	5	\$1,000	
Pre-Cast Concrete	2%			LIFE	* *	5	\$900	
No Component	85%							
Roof								
Modified Bitumen	100%	Now	\$4,200	2019	\$211,000			
		Extent : Mod n : Southwe	lerate, Area Affecte st Corner	ed : 10%				
	Water Per	netration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : At Drain						
terior								
Floors								
Vinyl Tile	100%	2-4	\$65,700	2024	\$164,300	3	\$7,300	
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 40%			
	Location	ı : Through	out					
Interior Walls								
Concrete Masonry Unit	95%			LIFE	* *	5	\$3,300	
Masonry: Brick	5%			LIFE	* *			
Ceilings								
AcousTileConcealSpLn	70%			2032	* *	5	\$17,100	
Gypsum Board	30%		\$2,900	LIFE	* *	5	\$7,300	
			xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Staff Bat	hroom					

Electrical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year 1 FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2019	\$1,500	5	\$300	
	Other Observation, Extent: Mode	erate, Area Affect	ted : 100%			
	Location : Electrical Room					
	Explanation : Main Disconnect	Switch Rated At	800a.			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2019	\$32,000	5	\$300	
Raceway						
Conduit	50%	2029	* *	1		
Conduit	50%	2019	\$15,500	1		
Panelboards						
Molded Case Bkrs	65%	2018	\$9,600	5	\$200	
Molded Case Bkrs	35%	2027	* *	5	\$100	

 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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	N	Maintenance	
System Component Type	% of Fail Date Estimated ( Total (Years)	Cost Year Estimated Cos FY	Cycle (Yrs)		Priority
Under 600 Volts					
Wiring					
Thermoplastic	70%	2029 *	* 1		
Thermoplastic	30%	2019 \$8,20	0 1		
Motor Controllers					
Locally Mounted	65%	2024 \$19,50	0 5	\$100	
Locally Mounted	35%	2017 \$10,50	0 5		
Ground					
Grounding Devices					
Generic	100%	LIFE *	* 5	\$200	
	Other Observation, Extent : Moder	ate, Area Affected : 100%			
	Location: Water Main				
	Explanation: Connected With Me	ain Water Pipe.			
Lighting					
Interior Lighting					
Fluorescent	99%	2019 \$422,80	0 10	\$11,800	
	Other Observation, Extent : Moder	ate, Area Affected : 100%			
	Location: Throughout				
	Explanation: T-12 Lamps				
HID	1%	2019 \$1,70	0 10		
Egress Lighting					
Exit, Service	50%	2019 \$90	0 1		
Exit, Battery	50%	2024 \$3,00	0 10	\$400	

Mechanical		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	* *	1	\$6,400	
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$600	
Terminal Devices								
Air Handler	90%			2019	\$62,600	1	\$7,300	
Convector/Radiator	10%			2032	* *	1	\$400	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2024	\$43,800	1	\$6,000	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### QUEENS PUBLIC LIBRARY - 039 PENINSULA BRANCH LIBRARY

Mechanical		Current	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	100%	Now	\$1,100	2019	\$54,800	1	\$7,300	
			Extent : Moderate, A	Area Affe	cted : 60%			
	Location	: Various	Locations					
	Explanat	ion : Some	? Temperature Adju	stments 2	Are Malfunctioning	3		
Heat Rejection								
Remote Air Cond	100%			2024	\$77,100	2	\$9,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,300	
Exhaust Fans								
Interior	85%			2019	\$12,100	2	\$300	
Roof	15%			2024	\$1,500	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2039	* *	1		
Water Heater								
Gas Fired	100%			2017	\$3,000	2	\$200	
Sanitary Piping						•		•
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Fixtures								
Generic	100%							

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

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

Borough : QUEENS Agency's Number : N/A

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

Date of Survey : 18-Jul-2012 Landmark Status : NONE

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

Block : 9798 Lot : 6 BIN : 4209635

CAPITAL	FY 2017 - 2020	FY 2021 - 2026		
Exterior Architecture	\$676,700	\$1,075,400		
Interior Architecture	\$464,700	\$857,200		
Electrical	\$1,826,600	\$367,500		
Mechanical	\$2,763,000	\$565,300		
Total	\$5,731,000	\$2,865,300		
Importance Code A	\$676,700	\$1,075,400		
Importance Code B	\$5,054,300	\$1,751,800		
Importance Code C		\$38,200		
Total	\$5.731.000	\$2,865,300		

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$29,100	\$26,000		
Interior Architecture	\$191,700			\$63,900
Electrical	\$33,500	\$29,400	\$58,100	\$21,300
Mechanical	\$132,400	\$87,600	\$155,100	\$75,200
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
Total	\$402,400	\$158,700	\$228,900	\$176,200
Importance Code A	\$40,900	\$38,500	\$11,900	\$11,900
Importance Code B	\$342,500	\$120,200	\$217,100	\$164,300
Importance Code C	\$19,000			
Total	\$402,400	\$158,700	\$228,900	\$176,200



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
kterior								
Exterior Walls								
Masonry: Brick	Location	l Cracks, E. a : Penthous				5	\$29,400	
	_	d/Bulging, I i : Penthous	Extent : Moderate, se	Area Afj	fected : 5%			
			xtent : Moderate, A Floor Admin Area (					
Granite Panels	5%			LIFE	* *	5	\$3,700	
Panel/Paver: Limestone	50%	2-4	\$264,800	LIFE	* *	5	\$36,700	
		r Miss/Eroa ı : Front En	l, Extent : Light, A trance	rea Affec	ted : 10%			
Pre-Cast Concrete	10%			LIFE	* *	5	\$31,800	
	Location	: Discover	xtent : Moderate, A y Center rete Panels Painte					
Window Wall	5%			2043	* *	5	\$18,300	
Windows								
Aluminum	25%		\$29,100	2039	**	5	\$3,500	
	Caulking Deteriorated, Extent: Moderate, Area Affected: 5% Location: North Facade, Administration Area							
					atad . 50/			
			xtent : Moderate, A Room, Administrat		ciea : 5%			
		ı. T ayron T	dom, Administrati		* *	-	<b>#21</b> 000	
Aluminum	75%			2031	* *	5	\$21,000	
Parapets Masonry: Brick	30%	Now	\$38,900	LIFE	* *	5	\$6,800	
Masoniy. Bilek	Misaligne		Extent : Moderate,			3	\$0,800	
	Worn/Ero	ded, Extent	: Moderate, Area	Affected	: 15%			
			At Upper Roof At S					
Masonry: Limestone	5%			LIFE	* *	5	\$1,400	
Metal Panel	10%			2033	* *	5	\$8,800	
Metal Rail	5%			2028	* *	5-10	\$20,500	
Panel/Paver: Limestone	50%			LIFE	* *	5	\$12,400	

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1867

	Current Repair		Repair	Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Exterior Roof									
Built-Up (BUR)	25%	Now	\$55,700	2028	* *				
Built of (Bolt)			ings, Extent : Mod		ea Affected : 10%				
		_	S Area, 1980 Addi		early corea (10) o				
			xtent : Moderate, A		cted : 10%				
			S Area, Blue Confe			Corrido	rs Of 1980		
	Addition		, J		•		J		
Modified Bitumen	60%			2023	\$850,400	10	\$147,400		
Modified Bitumen	10%	Now	\$141,700	2033	* *				
	Blisters, Ex	xtent : Mod	lerate, Area Affecto	ed : 15%					
	Location	: Section (	Of Upper Roof At S	outhwest	Side				
	Miss/Dama	aged Flash	ings, Extent : Mod	erate, Ar	ea Affected : 25%				
	Location	: Over Caj	feteria						
	Water Pene	etration, E	xtent : Severe, Ared	a Affected	d: 20%				
	Location	: Over Caj	feteria						
Skylight, Metal/Glass	5%			2043	* *	10	\$40,900		
nterior									
Floors									
Carpet	35%	4+	\$150,900	2022	\$1,509,000	3	\$178,900		
							1		
	Punct/Tear	/Impact D	amage, Extent : Me	oderate, 1		%	,		
		:/Impact D : First Flo	_	oderate, 1		%	,,		
	Location Worn/Erod	: First Flo led, Extent	or : Moderate, Area		Area Affected: 109	%	, , , , ,		
	Location Worn/Erod	: First Flo	or : Moderate, Area		Area Affected: 109	%	,,		
Cast in Place Concrete	Location Worn/Erod	: First Flo led, Extent	or : Moderate, Area		Area Affected: 109	5	\$74,600		
Cast in Place Concrete	Location Worn/Erod Location 10%	: First Flo led, Extent : First Flo 2-4	or : Moderate, Area A or	Affected :	Area Affected : 10%				
Cast in Place Concrete	Location Worn/Erod Location 10% Ponding, E	: First Flo led, Extent : First Flo 2-4 Extent : Lig	or : Moderate, Area A or \$17,600	Affected :  LIFE 5%	Area Affected : 109				
Cast in Place Concrete  Ceramic Tile	Location Worn/Erod Location 10% Ponding, E	: First Flo led, Extent : First Flo 2-4 Extent : Lig	or : Moderate, Area A or \$17,600 ht, Area Affected :	Affected :  LIFE 5%	Area Affected : 109				
Ceramic Tile	Location Worn/Erod Location 10% Ponding, E Location	: First Flo led, Extent : First Flo 2-4 Extent : Lig	or : Moderate, Area A or \$17,600 ht, Area Affected :	Affected :  LIFE 5% iscovery	Area Affected : 109 25% ** Center	5	\$74,600		
	Location Worn/Erod Location 10% Ponding, E Location 5%	: First Flo led, Extent : First Flo 2-4 Extent : Lig	or : Moderate, Area A or \$17,600 ht, Area Affected :	LIFE 5% iscovery 2026	Area Affected : 109  - 25%  - **  Center  \$327,300	5	\$74,600 \$17,000		
Ceramic Tile Sheet Vinyl/Rubber	Location Worn/Erod Location 10% Ponding, E Location 5% 15%	: First Flo led, Extent : First Flo 2-4 Extent : Lig	or : Moderate, Area A or \$17,600 ht, Area Affected :	LIFE 5% iscovery 2026 2031	**  **  **  **  **  **  **  **  **  **	5 5 5	\$74,600 \$17,000 \$76,700		
Ceramic Tile Sheet Vinyl/Rubber Vinyl Tile	Location Worn/Erod Location 10% Ponding, E Location 5% 15% 10%	: First Flo led, Extent : First Flo 2-4 Extent : Lig	or : Moderate, Area A or \$17,600 ht, Area Affected :	LIFE 5% iscovery 2026 2031	**  **  **  **  **  **  **  **  **  **	5 5 5	\$74,600 \$17,000 \$76,700		
Ceramic Tile Sheet Vinyl/Rubber Vinyl Tile Under Construction	Location Worn/Erod Location 10% Ponding, E Location 5% 15% 10%	: First Flo led, Extent : First Flo 2-4 Extent : Lig	or : Moderate, Area A or \$17,600 ht, Area Affected :	LIFE 5% iscovery 2026 2031	**  **  **  **  **  **  **  **  **  **	5 5 5	\$74,600 \$17,000 \$76,700		
Ceramic Tile Sheet Vinyl/Rubber Vinyl Tile Under Construction Interior Walls Concrete Masonry Unit Glass: Single Pane	Location Worn/Erod Location 10% Ponding, E Location 5% 15% 10% 25%	: First Flo led, Extent : First Flo 2-4 Extent : Lig	or : Moderate, Area A or \$17,600 ht, Area Affected :	LIFE 5% iscovery 2026 2031 2023 LIFE LIFE	**  Center  \$327,300  ** \$287,200	5 5 5	\$74,600 \$17,000 \$76,700 \$17,000 \$7,600 \$7,200		
Ceramic Tile Sheet Vinyl/Rubber Vinyl Tile Under Construction Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board	Location Worn/Erod Location 10% Ponding, E Location 5% 15% 10% 25% 10% 5% 15%	: First Flo led, Extent : First Flo 2-4 Extent : Lig	or : Moderate, Area A or \$17,600 ht, Area Affected :	LIFE 5% iscovery 2026 2031 2023 LIFE LIFE LIFE LIFE	**  Center  \$327,300  ** \$287,200	5 5 5 3	\$74,600 \$17,000 \$76,700 \$17,000 \$7,600 \$7,200 \$17,200		
Ceramic Tile Sheet Vinyl/Rubber Vinyl Tile Under Construction Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Gypsum Board	Location Worn/Erod Location 10% Ponding, E Location 5% 15% 10% 25%  10% 5% 15% 10%	: First Flo led, Extent : First Flo 2-4 Extent : Lig	or : Moderate, Area A or \$17,600 ht, Area Affected :	LIFE 5% iscovery 2026 2031 2023 LIFE LIFE LIFE LIFE	**  **  **  **  **  **  **  **  **  **	5 5 5 3	\$74,600 \$17,000 \$76,700 \$17,000 \$7,600 \$7,200		
Ceramic Tile Sheet Vinyl/Rubber Vinyl Tile Under Construction Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board	Location Worn/Erod Location 10% Ponding, E Location 5% 15% 10% 25% 10% 5% 10% 5% 10% 25%	: First Flo led, Extent : First Flo 2-4 Extent : Lig : Mechani	or : Moderate, Area A or \$17,600 ht, Area Affected: cal Room Below D	LIFE 5% iscovery 2026 2031 2023 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** Center \$327,300  ** \$287,200  **  **  **  **  **  **	5 5 5 5 3	\$74,600 \$17,000 \$76,700 \$17,000 \$7,600 \$7,200 \$17,200		
Ceramic Tile Sheet Vinyl/Rubber Vinyl Tile Under Construction Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Gypsum Board	Location Worn/Erod Location 10% Ponding, E Location 5% 15% 10% 25% 10% 5% 10% 5% Cracking/C	: First Flo led, Extent : First Flo 2-4 Extent : Lig : Mechani	or : Moderate, Area A or \$17,600 ht, Area Affected: cal Room Below D  \$19,000 Extent: Moderate	LIFE 5% iscovery 2026 2031 2023 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** Center \$327,300  ** \$287,200  **  **  **  **  **  **	5 5 5 5 5 5 5 5	\$74,600 \$17,000 \$76,700 \$17,000 \$7,600 \$7,200 \$17,200 \$11,400		
Ceramic Tile Sheet Vinyl/Rubber Vinyl Tile Under Construction Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Gypsum Board	Location Worn/Erod Location 10% Ponding, E Location 5% 15% 10% 25% 10% 5% 10% 5% Cracking/C	: First Flo led, Extent : First Flo 2-4 Extent : Lig : Mechani	or : Moderate, Area A or \$17,600 ht, Area Affected: cal Room Below D  \$19,000 Extent: Moderate	LIFE 5% iscovery 2026 2031 2023 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** Center \$327,300  ** \$287,200  **  **  **  **  **  **	5 5 5 5 5 5 5 5	\$74,600 \$17,000 \$76,700 \$17,000 \$7,600 \$7,200 \$17,200 \$11,400		
Ceramic Tile Sheet Vinyl/Rubber Vinyl Tile Under Construction Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Gypsum Board	Location Worn/Erod Location 10% Ponding, E Location 5% 15% 10% 25% 10% 5% 10% 5% Cracking/C	: First Flo led, Extent : First Flo 2-4 Extent : Lig : Mechani	or : Moderate, Area A or \$17,600 ht, Area Affected: cal Room Below D  \$19,000 Extent: Moderate	LIFE 5% iscovery 2026 2031 2023 LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIFE	** Center \$327,300  ** \$287,200  **  **  **  **  **  **	5 5 5 5 5 5 5 5	\$74,600 \$17,000 \$76,700 \$17,000 \$7,600 \$7,200 \$17,200 \$11,400		
Ceramic Tile Sheet Vinyl/Rubber Vinyl Tile Under Construction  Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Gypsum Board Plaster	Location Worn/Erod Location 10% Ponding, E Location 5% 15% 10% 25% 10% 5% 10% 25% Cracking/C Location	: First Flo led, Extent : First Flo 2-4 Extent : Lig : Mechani	or : Moderate, Area A or \$17,600 ht, Area Affected: cal Room Below D  \$19,000 Extent: Moderate	LIFE 5% iscovery 2026 2031 2023  LIFE LIFE LIFE LIFE LIFE LIFE LIFE LIF	**  **  **  **  **  **  **  **  **  **	5 5 5 5 5 5 5 5	\$74,600 \$17,000 \$76,700 \$17,000 \$7,600 \$7,200 \$17,200 \$11,400		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1867

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%	4+	\$410,000	2043	* *	5	\$32,000	
	Staining/Di	iscoloring,	Extent: Moderate	, Area Ą	ffected : 25%			
	Location	: First C A	and C2 Floors					
	Worn/Erod	ed, Extent	: Moderate, Area A	Affected	: 25%			
	Location	: First C A	and C2 Floors					
AcousTileSusp.Lay-In	20%	0-2	\$54,700	2036	* *	5	\$34,100	
	Staining/Di	scoloring,	Extent : Moderate	, Area Ą	ffected : 5%			
	Location	: Payroll I	Room, Security Offi	ce, Corr	ridors			
	Water Pene	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Payroll I	Room, Its And Corr	idors Of	1980 Addition, Ca	ıfeteria		
Exposed Concrete	5%			LIFE	* *	5	\$2,700	
Exposed Struc: Steel	5%			LIFE	* *			
Metal Panel	5%			LIFE	* *	5	\$21,300	
Plaster	10%			LIFE	* *	5	\$21,300	
Plaster	15%			LIFE	* *	5	\$32,000	
<b>Under Construction</b>	25%							

ectrical	Cu	rrent Repair	Futur	e Replacement	М	aintenance	
stem Component Type	, , , ,	Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
der 600 Volts							
Service Equipment							
Air Circuit Breaker	100%		2053	* *	5	\$1,200	
		tion, Extent : Moderate,	Area Affe	ected : 100%			
	Location : E	ectrical Room					
	Explanation	: Two 4000 Amps Main I	Disconnec	et Switch			
Switchgear / Switchboard							
Air Circuit Breaker	80%		2053	* *	5	\$1,000	
Molded Case Bkrs	20%		2023	\$38,700	5	\$1,300	
Raceway							
Conduit	30%		2023	\$66,900	1		
Conduit	70%		2053	* *	1		
Panelboards							
Fused Disc Sw	5%		2048	* *	5	\$300	
Fused Disc Sw	10%		2022	\$13,300	5	\$600	
Molded Case Bkrs	45%		2031	* *	5	\$2,800	
Molded Case Bkrs	30%		2048	* *	5	\$1,900	
Molded Case Bkrs	10%		2039	* *	5	\$600	
Wiring							
Braided Cloth	20% 2	-4 \$44,800	2048	* *	1		
	Insulation Age	d, Extent : Moderate, Ar	ea Affecte	ed : 100%			
	Location : Bo						
Thermoplastic	40%		2033	* *	1		
Thermoplastic	10%		2043	* *	1		
Thermoplastic	30%		2053	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1867

Electrical	Current F	Repair	Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Under 600 Volts								
Motor Controllers								
Locally Mounted	10%		2021	\$59,900	5	\$200		
Locally Mounted	10%		2043	* *	5	\$200		
Motor Control Center	40%		2028	* *	5	\$2,600		
Motor Control Center	40%		2021	\$59,000	5	\$2,600		
Ground								
Grounding Devices								
Generic	50%		LIFE	* *	5	\$1,800		
	Other Observation, E. Location : Basemen		rea Affe	cted : 100%				
	Explanation: Conn	ected To Main Wate	er Pipe					
Generic	50%		LIFE	* *	5	\$1,800		
Stand-by Power								
Transfer Switches								
Automatic	50%		2028	* *	1	\$36,900		
Automatic	50%		2043	* *	1	\$36,900		
Generators								
Diesel	35%		2032	* *	1	\$32,500		
	Other Observation, E. Location : Roof	xtent : Moderate, A	rea Affe	cted : 100%				
	Explanation: One 1	87 Kva						
Natural Gas	35% Other Observation, E Location : Roof		2019 rea Affe	\$25,400 cted: 100%	1	\$32,500		
	Explanation : One 4	l6 Kva						
<b>Under Construction</b>	30%							
Batteries								
Lead/Acid	35%		2017	\$500	5	\$3,100		
Lead/Acid	30%		2018	\$400	5	\$2,700		
Nickel Cadmium	35%		2017	\$500	5	\$18,700		
Fuel Storage								
Day Tank	50%		2039	* *	5	\$22,200		
Main Tank	50%		2051	* *	5	\$3,500		
Lighting								
Interior Lighting								
Fluorescent	35%		2028	* *	10	\$77,000		
	Other Observation, E.	xtent : Moderate, A	rea Affe	cted : 100%				
	Location : Through	out The Building						
	Explanation: T-12	Lamps						
Fluorescent	20% Other Observation, E.	xtent : Moderate A	2033 rea Affe	* *	10	\$44,000		
	Location: Through	out						
	Explanation: T-5 L	amps						
Fluorescent	45%		2033	**	10	\$99,000		
	Other Observation, E. Location : Through	out	rea Affe	cted : 100%				
	Explanation: T-8 L	amps						

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1867

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I Total	Fail Date Estimated Cost (Years)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Lighting							
Egress Lighting							
Emergency, Service	40%		2033	* *	1		
Emergency, Battery	10%		2023	\$32,000	10	\$5,800	
Exit, LED	30%		2063	* *	1		
Exit, Service	20%		2023	\$6,800	1		
Exterior Lighting							
HID	70%		2018	\$628,100	10	\$500	
HID	30%		2031	* *	10	\$200	
Alarm							
Security System							
No Component	70%						
Generic	30%		2018	\$215,600	1	\$26,900	
Fire/Smoke Detection							
No Component	65%						
Generic	35%		2018	\$861,200	1-3	\$51,700	

Mechanical	Current Re	Current Repair Future Replacement			Maintenance		Maintenance		
System Component Type	% of Fail Date F Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority			
Heating									
Energy Source Interruptible Gas/Dual Fuel	100%	2033	* *	1					
Conversion Equipment									
Furnace	5%	2028	* *	1	\$5,900				
	Other Observation, Ext Location : Roof	ent : Light, Area Affecte	d : 5%						
	Explanation: 1 Roof I	Mounted Unit							
Hot Water Boiler	95%	2040	* *	1	\$112,600				
	Other Observation, Extent : Light, Area Affected : 95%								
	Location: Penthouse								
	Explanation: 2 Units								
Distribution									
Hot Wtr Piping/Pump	95%	2031	* *	4	\$11,200				
No Component	5%								
Terminal Devices									
Air Handler	70%	2018	\$896,700	1	\$103,800				
Convector/Radiator	20%	2028	* *	1	\$15,500				
Unit Heater-Stm/HW	5%	2018	\$76,700	4	\$1,600				
No Component	5%								
Air Conditioning									
Energy Source									
Electricity	10%	2031	* *	1					
Steam/HW System	90%	2033	* *	1					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 1867

Mechanical	Current Repair			Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Air Conditioning Conversion Equipment Absorption Chiller/Steam/HW	90%			2036	* *	1	\$233,500		
		R-134a Refrigerant, Extent : Light, Area Affected : 90%							
		: Penthou:							
			Extent : Light, Area	Affected	: 90%				
		: Penthou:							
		tion : 2 Uni	its						
Ext Pkg Unit - Heating/Cooling	10%			2023	\$156,700	2	\$1,500		
-			tent : Light, Area A	ffected :	10%				
	Location	: Roof							
Distribution							•		
Chilled Wtr Pipe/Pump	90%			2033	* *	4	\$16,000		
No Component	10%								
Terminal Devices					<b></b>	_	<b>.</b>		
Air Handler/Cool/Ht	90%			2018	\$908,200	1	\$133,400		
No Component	10%								
Heat Rejection	1.00			2022	Ø4.44.000	_	<b>016700</b>		
Remote Air Cond Water Cool Tower	10%			2023	\$141,900	2	\$16,700		
Ventilation Value Cool Tower	90%			2017	\$613,700	2	\$217,200		
Distribution									
Distribution  Ductwork/Diffusers	100%			LIFE	* *	2-5	\$133,700		
Exhaust Fans	10070			LIIT		2-3	\$155,700		
Interior	90%			2018	\$236,300	2	\$6,600		
Roof	10%			2023	\$18,900	2	\$700		
Plumbing	10/0			2023	ψ10,700		Ψ700		
H/C Water Piping									
Brass/Copper	100%			2033	* *	1			
HW Heat Exchanger	, •								
Low Temp	100%	Now	\$1,500	2033	* *	4	\$23,700		
			: Moderate, Area A		5%		. , .		
	Location	: At The V	alve, Penthouse						
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1			
Sump Pump(s)									
Rigid Piping	100%			2018	\$11,000	4	\$2,500		
Sewage Ejector(s)	·								
Electric	100%			2023	\$11,000	4	\$1,600		
Fixtures									
Generic	100%								

Vertical Transport

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Vertical Transport						
Elevators						
Geared Traction	50%	LIFE	* *			
	Other Observation, Extent: Lig Location: C1, C, C2, 1, 2 Explanation: Two Units	ght, Area Affected	: 50%			
Hydraulic	50%	LIFE	* *			
•	Other Observation, Extent : Li	ght, Area Affected	: 50%			
	Location: C,1, 2 And C2,1					
	Explanation: 2 Units					
Fire Suppression						
Standpipe						
Generic	100%	2043	* *	1-5	\$120,900	
Sprinkler						
Generic	100%	2033	* *	1-2	\$67,200	
Fire Pump						
Generic	100%	2026	\$176,000	1	\$44,800	

#### Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : OUEENS VILLAGE BRANCH LIBRARY

Address : 94-11 217TH ST.

Borough : QUEENS Agency's Number : Q

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

Date of Survey : 06-May-2008 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 10621 Lot : 12 BIN : 4226761

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$109,700	
Interior Architecture	\$645,300	\$118,400
Electrical		\$417,000
Mechanical	\$59,400	\$38,400
Total	\$814,400	\$573,800
Importance Code A	\$109,700	
Importance Code B	\$114,700	\$573,800
Importance Code C	\$590,000	
Total	\$814,400	\$573,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$25,000	\$500		
Interior Architecture	\$149,600	\$1,700	\$5,600	\$6,300
Electrical	\$45,200	\$7,500	\$28,500	
Mechanical	\$6,100	\$1,800	\$25,500	\$2,600
Total	\$225,900	\$11,500	\$59,600	\$8,900
Importance Code A	\$26,200	\$1,800	\$2,900	\$1,300
Importance Code B	\$199,600	\$9,000	\$56,700	\$6,200
Importance Code C		\$700		\$1,500
Total	\$225,900	\$11,500	\$59,600	\$8,900



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13306

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type		ail Date E (Years)	stimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls Cast in Place Concrete	Cracking/Cr	_	\$1,000 xtent : Moderate Door At Steps To			5	\$4,300	
Masonry: Brick		ir Evident, Throughou	Extent : Light, A	LIFE rea Affec	* * ted : 25%	5	\$10,300	
Masonry: Limestone	5%			LIFE	* *	5	\$500	
Granite Panels	3%			LIFE	* *	5	\$300	
Windows								
Aluminum	98%			2027	* *	5	\$4,100	
Metal Louvers	2%			2028	* *	10	\$500	
Parapets Concrete Masonry Unit	Recent Repla	ace Evident Interior Fa	, Extent : Light, .	LIFE Area Affe	* * ected : 100%	5	\$1,500	
Masonry: Brick	50% Recent Repla		Extent : Light,	LIFE Area Affe	* * ected : 100%	5	\$1,700	
Masonry: Limestone	10%			LIFE	* *	5	\$400	
Roof	1070			- LII E			Ψ100	
	Location : Water Penet	At South Por ration, Exte		Area Affe				
terior								
Floors Carpet	Staining/Dis Location : Wrinkling, E	First Floor	lerate, Area Affe		•	3	\$14,600	
Ceramic Tile	5%			2028	* *	5	\$1,000	
Quarry Tile	15%			2032	* *	5	\$4,400	
Vinyl Tile	20%			2024	\$32,700	3	\$1,500	
Vinyl Tile	10%			2019	\$16,400	3	\$700	
Interior Walls								
Ceramic Tile	5%			2028	* *	5	\$1,500	
Concrete Masonry Unit				LIFE	* *	5	\$600	
Fabric on Framing	20%			2020	\$590,000	5	\$2,900	
Glass: Single Pane	5%			LIFE	* *	5	\$1,100	
Gypsum Board	45%			LIFE	* *	5	\$7,900	
Marble Panels	5%			LIFE	* *			
Plaster	10%			LIFE	* *	5	\$900	
SGFT/Glazed Masonry	5%			LIFE	* *			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13306

Architecture	Current Re	epair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%		2024	\$85,600	5	\$10,700		
	Staining/Discoloring, Extent: Light, Area Affected: 5%  Location: Various Locations On First Floor  Water Penetration, Extent: Moderate, Area Affected: 10%							
	Location : Childrens		55					
AcousTileSusp.Lay-In	25% 2-4	\$38,900	2039	* *	5	\$2,400		
	Cracking/Crumbling, Extent: Moderate, Area Affected: 20%  Location: Basement  Worn/Eroded, Extent: Moderate, Area Affected: 25%  Location: Basement							
Exposed Concrete	5%		LIFE	* *	5	\$200		
Plaster	15%		LIFE	* *	5	\$1,800		

lectrical		Current Rep	air	Futur	e Replacement	M	aintenance	
vstem Component Type	% of F Total	Fail Date Es (Years)	timated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2019	\$700	5		
	Other Obse	rvation, Exter	at : Moderate, A	Area Affe	ected : 100%			
	Location :	Electrical Re	oom					
	Explanation	on : Rated @	200 Amperes.					
Molded Case Bkrs	50%			2019	\$700	5	\$200	
	Other Obse	rvation, Exter	at : Moderate, A	Area Affe	ected : 100%			
	Location :	Electrical Re	oom					
	Explanation	on : No Ratin	gs Available					
Switchgear / Switchboard								
Molded Case Bkrs	100%			2029	* *	5	\$300	
Raceway								
Conduit	100%			2029	* *	1		
Panelboards								
Molded Case Bkrs	50%			2018	\$7,400	5	\$200	
Molded Case Bkrs	50%			2027	* *	5	\$200	
Wiring								
Braided Cloth	15%	2-4	\$4,100	2044	* *	1		
	Insulation A	Aged, Extent :	Moderate, Are	a Affecte	ed: 100%			
	Location:	Basement						
Thermoplastic	85%			2019	\$23,400	1		
Motor Controllers								
Locally Mounted	100%			2017	\$29,900	5	\$100	

Ground

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13306

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Ground							
Grounding Devices							
Generic	100% 2-4	\$9,400	LIFE	* *	5	\$200	
	Other Observation, Ex	tent : Moderate, A	rea Affe	cted : 100%			
	Location: Basement						
	Explanation: Conne	cted To Main Wat	er Pipe.	Point Of Contact	Corrodea	ł.	
Lighting							
Interior Lighting							
Fluorescent	98%		2024	\$417,000	10	\$11,700	
	Other Observation, Ex	tent : Moderate, A	rea Affe	cted : 100%			
	Location: Througho	ut The Building					
	Explanation: T12 L	amps					
HID	2%		2019	\$3,400	10		
Egress Lighting							
Emergency, Battery	50%		2027	* *	10	\$1,600	
Exit, Service	50%		2027	* *	1		

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Steam Boiler	100%			2032	* *	1	\$12,900	
Distribution								
Steam Piping/Pump	100%			2029	* *	4	\$1,000	
Terminal Devices								
Convector/Radiator	100%			2032	* *	1	\$4,200	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Ext Pkg Unit - Cooling	60%			2019	\$35,600	2	\$500	
Ext Pkg Unit - Cooling	40%			2019	\$23,700	2	\$300	
Heat Rejection								
Air Condenser Unit	40%			2019	\$10,300	2	\$3,600	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,200	
Exhaust Fans								
Roof	100%			2019	\$10,200	2	\$400	
Plumbing								
H/C Water Piping								
Galv Iron/Steel	100%			2024	\$38,400	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Cur	rent Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail 1 Total (Ye	Date Estimated Cost ars)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing							
Water Heater							
Gas Fired	100%		2017	\$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%		2024	\$11,000	4	\$1,600	
Backflow Preventer							
Generic	100%		2019	\$1,200	1	\$800	
Fixtures							
Generic	100%						

#### Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : RICHMOND HILL BRANCH LIBRARY

Address : 118-14 HILLSIDE AVE.

Borough : QUEENS Agency's Number : RI

Area Sq Ft : 13,193 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 15-May-2008 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 9264 Lot : 56 BIN : 4193458

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$201,600	\$71,500
Interior Architecture		\$141,400
Electrical	\$428,200	
Mechanical	\$48,300	\$63,600
Total	\$678,100	\$276,600
Importance Code A	\$201,600	\$135,200
Importance Code B	\$476,500	\$141,400
Total	\$678,100	\$276,600

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$53,100			
Interior Architecture	\$7,800	\$2,500	\$500	
Electrical	\$2,700	\$27,200	\$12,200	
Mechanical	\$41,300	\$1,700	\$16,700	\$1,700
Total	\$104,900	\$31,400	\$29,400	\$1,700
Importance Code A	\$54,400	\$1,300	\$1,500	\$1,300
Importance Code B	\$44,600	\$30,100	\$27,900	\$400
Importance Code C	\$5,900			
Total	\$104,900	\$31,400	\$29,400	\$1,700



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> 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 I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls	000/	NT.	¢22.000	LIDE	* *	-	¢15 200	
Masonry: Brick		Now racks, Extent : Southeas	\$22,800 nt : Moderate, Are st Corner	LIFE a Affecte		5	\$15,200	
Masonry: Limestone	10%	Now	\$10,200	LIFE	* *	5	\$1,300	
·			d, Extent : Moderat s Entrance	e, Area A	Affected : 10%			
Windows								
Aluminum	Location	Deteriorate : Through				5	\$2,400	
		trip Missin : Through	g, Extent : Modera out	te, Area	Affected : 15%			
Roof								
Metal Panel	30%			2032	* *	10	\$9,700	
Modified Bitumen	70%			2024	\$71,500	10	\$12,400	
nterior								
Floors								
Vinyl Tile	85%			2024	\$141,400	3	\$6,300	
Vinyl Tile	-	place Evide : Children	ent, Extent : Light,	2027 Area Affa	* * ected : 100%	3	\$1,100	
Interior Walls	Босинол	· · Ciliaren	3 Room					
Gypsum Board	15%			LIFE	* *	5	\$900	
Gypsum Board	15%			LIFE	* *	5	\$900	
Gypsum Bourd	Recent Re	place Evide : Children	ent, Extent : Light, . es Room		ected : 100%	3	Ψ,500	
Plaster	70%	Now	\$5,900	LIFE	* *	5	\$2,200	
	Location Water Per	: Southeas etration, E	Extent: Moderate at Corner, Window extent: Moderate, A at Corner, Window	, Area Aj Opening Area Affe	cted : 10%		, ,	
Ceilings	Documon	· Bounteau	i corner, window	opening.				
AcousTile,Adhered	Location	: 2nd Floo	xtent : Light, Area or : Moderate, Area			5	\$1,000	
		: 2nd Floo		-yjeeneu				
AcousTileConcealSpLn	Recent Re	place Evide	ent, Extent : Light,	2036 Area Affa	* * ected : 100%	5	\$3,700	
A TELL O . T T.		. Chilaren	s Koom	2022	* *		Φ4.000	
AcousTileSusp.Lay-In	20%			2032		5	\$4,000	
Plaster	60%			LIFE	* *	5	\$7,400	

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

<sup>\*\*</sup> 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	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2029	* *	5	\$300	
	Other Observation, Extent : Ligh	t, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation : Main Disconnect	Switch Rated A	t 400 Amps			
Raceway						
Conduit	100%	2029	* *	1		
Panelboards						
Molded Case Bkrs	90%	2018	\$13,300	5	\$300	
Molded Case Bkrs	10%	2027	* *	5		
Wiring						
Rubber	50%	2018	\$13,700	1		
Thermoplastic	50%	2029	* *	1		
Motor Controllers						
Locally Mounted	100%	2024	\$29,900	5	\$100	
Ground						
Grounding Devices						
Not Accessible	100%					
Lighting						
Interior Lighting						
Fluorescent	99%	2019	\$428,200	10	\$12,000	
	Other Observation, Extent : Mod	erate, Area Affeo	cted : 100%			
	Location: Throughout					
	Explanation: T - 12 Lamps					
HID	1%	2017	\$1,700	10		
Egress Lighting						
Exit, Service	50%	2017	\$900	1		
Exit, Battery	50%	2024	\$3,000	10	\$400	

Mechanical		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating								
Energy Source								
Natural Gas	100%			2029	* *	1		
Conversion Equipment								
Steam Boiler	100%			2024	\$63,600	1	\$13,100	
Distribution								
Steam Piping/Pump	100%			2029	* *	4	\$1,000	
Terminal Devices								
Convector/Radiator	100%			2032	* *	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	* *	1		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

#### QUEENS PUBLIC LIBRARY - 039 RICHMOND HILL BRANCH LIBRARY

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Cooling	20%			2017	\$33,700	2	\$200	
Ext Pkg Unit - Cooling	80%			2019	\$48,300	2	\$600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%		\$2,300	LIFE	* *	2-5	\$7,400	
			: Moderate, Area A					
	Location	: Flexible	Connection Of #1 1	Ext. Pack	age Unit On Roof			
Exhaust Fans								
Interior	60%			2019	\$8,700	2	\$200	
Roof	40%			2019	\$4,200	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	20%			2039	* *	1		
Galv Iron/Steel	80%			2024	\$31,200	1		
Water Heater								
Gas Fired	100%			2017	\$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%			2027	* *	4	\$1,600	
Fixtures								
Generic	100%							

#### Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

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

Borough : QUEENS Agency's Number : RW

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

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

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

Block : 3491 Lot : 1 BIN : 4083512

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
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

\$1,000 \$11,900	\$1,000 \$6,200 \$100	\$1,000 \$11,000	\$4,000 \$8,200
\$1,000	\$1,000	\$1,000	\$4,000
. ,	. ,	,	,
Ψ12,500	Ψ1,500	Ψ12,000	Ψ12,200
\$12,900	\$7 300	\$12,000	\$12,200
\$3,900	\$3,900	\$3,900	\$3,900
\$2,400	\$2,000	\$2,600	\$2,100
\$1,500	\$1,300	\$1,300	\$1,700
\$5,000	\$100	\$4,100	\$1,400
			\$2,900
FY 2017	FY 2018	FY 2019	FY 2020
	\$5,000 \$1,500 \$2,400 \$3,900	\$5,000 \$100 \$1,500 \$1,300 \$2,400 \$2,000	\$5,000 \$100 \$4,100 \$1,500 \$1,300 \$1,300 \$2,400 \$2,000 \$2,600 \$3,900 \$3,900 \$3,900



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13310

Architecture	Current Repair		<b>Future Replacement</b>		Maintenance		
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior							
Exterior Walls							
Cast Stone/Terra Cotta	5% Now Int Mortar Miss/Er Location : Throug	\$18,000 od, Extent : Modera ghout	LIFE e, Area A	* * Affected : 25%	5	\$8,700	
Cast Stone/Terra Cotta	15% Now  Jnt Mortar Miss/Er  Location: Throug	\$47,000 od, Extent : Modera Phout	LIFE e, Area A	* * Affected : 25%	5	\$26,200	
Masonry: Brick	80% Now Jnt Mortar Miss/Er Location: Throug	\$106,900 od, Extent : Modera Rhout	LIFE e, Area A	* * Affected : 50%	5	\$17,900	
Windows							
Aluminum	100%		2040	* *	5	\$5,800	
Parapets							
Cast Stone/Terra Cotta	10% Recent Repair Evid Location: Coping	lent, Extent : Light, A	LIFE rea Affec	* * cted : 20%	5	\$6,000	
Masonry: Brick	90%		LIFE	* *	5	\$7,000	
		ent, Extent : Light, A ghout		cted : 25%		7.,000	
Roof							
Modified Bitumen	100%		2032	* *	10	\$17,900	
terior							
Floors							
Carpet	10%		2025	\$26,000	3	\$3,100	
Ceramic Tile	35%		2037	* *	5	\$7,200	
Vinyl Tile	55%		2032	* *	3	\$5,700	
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	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Under 600 Volts				
Service Equipment				
Fused Disc Sw	100%	2050 * *	5 \$100	
	Other Observation, Extent : Moderate,	Area Affected : 100%		
	Location : Electrical Room			
	Explanation: Main Service Switch Re	ated @ 800 Amperes		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13310

Electrical	Current Repa	ir Future Re	Future Replacement		Maintenance		
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Es	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
nder 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			
bround							
Grounding Devices							
Not Accessible	100%						
ighting							
Interior Lighting							
Fluorescent	70%	2032	* *	10	\$8,800		
	T-5 Lamps, Extent : Moderate, Area Affected : 100%						
	Location: Throughout T	The Building					
Fluorescent	10%	2032	* *	10	\$1,300		
11001000011		t : Moderate, Area Affectea	! : 100%	10	Ψ1,500		
	Location : Throughout T						
	Explanation : Compact I	=					
Fluorescent	20%	2032	* *	10	\$2,500		
Tuorescent		rate, Area Affected : 100%		10	Ψ2,300		
	Location: Throughout T						
Egress Lighting	Location : Intoughout 1	ne Building					
Emergency, Battery	50%	2032	* *	10	\$1,700		
Exit, LED	50%	2059	* *	10	\$1,700		
	30%	2039		1			
Exterior Lighting HID	100%	2024	¢51 400	10			
	100%	2024	\$51,400	10			
Alarm Soourity System							
Security System Generic	100%	2032	* *	1	\$5,100		
Generic				1	\$3,100		
	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Throughout The Building						
	Explanation: CCTV S	=					
Fire/Smoke Detection	Explanation: CCTV	our ventance Cameras					
	1000/	2022	* *	1.2	¢0 700		
Generic	100% Other Observation Extens	2032		1-3	\$8,700		
	Other Observation, Extent : Moderate, Area Affected : 100%  Location : Throughout The Building						
	_	=	D11 Ce				
	Explanation : Smoke De	tectors, Horn And Manual	Pull Station				

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail I Total (Yea		<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority

Heating

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13310

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Mechanical	Current Repair		Future Replacement		M		
System Component Type	% of Fail Date Total (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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	\$2,500	
Backflow Preventer							
Not Accessible	100%						
Fixtures							
Generic	100%						
Vertical Transport							
Elevators							
Hydraulic	100%		LIFE	* *			
•	Other Observation, E	Extent : Light, Area	Affected	: 100%			
	Location: B-2						
	Explanation: One	Unit					

Page: 73

#### Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

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 : 08-May-2008 Landmark Status : NONE

Areas Surveyed : Basement, Floors 1

Block : 10171 Lot : 8 BIN : 4000000

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$81,000
Electrical		\$461,700
Total		\$542,700
Importance Code A		\$81,000
Importance Code B		\$461,700
Total		\$542,700

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$4,400
Interior Architecture	\$15,500	\$85,700		
Electrical			\$100	\$200
Mechanical	\$4,400	\$800	\$4,100	\$1,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$23,900	\$90,400	\$8,200	\$10,100
Importance Code A	\$700	\$700	\$700	\$5,100
Importance Code B	\$22,900	\$89,700	\$7,400	\$5,000
Importance Code C	\$300			
Total	\$23,900	\$90,400	\$8,200	\$10,100



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

<sup>\*\*</sup> 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 l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	* *	5	\$10,900	
Pre-Cast Concrete	15%			LIFE	* *	5	\$7,600	
Window Wall	15%			2045	* *	5	\$8,800	
Windows								
Aluminum	95%			2041	* *	5	\$4,500	
Metal Louvers	5%			2032	* *	10	\$1,500	
Parapets								
Masonry: Brick	50%			LIFE	* *	5	\$400	
Pre-Cast Concrete	50%			LIFE	* *	5	\$2,600	
Roof								
Sloped Glazing	30%			LIFE	* *	5	\$81,000	
Not Accessible	70%							
Interior								
Floors								
Carpet	30%			2018	\$82,500	3	\$9,800	
Cast in Place Concrete	10%			LIFE	* *	5	\$4,800	
Ceramic Tile	60%			2032	* *	5	\$13,000	
Interior Walls								
Ceramic Tile	5%			2032	* *	5	\$600	
Concrete Masonry Unit	80%			LIFE	* *	5	\$3,800	
Gypsum Board	10%			LIFE	* *	5	\$700	
Masonry: Brick	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	80%			2032	* *	5	\$17,400	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	15%			LIFE	* *	5	\$4,100	

lectrical	Current Repair	Future Rep	lacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
nder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2039	* *	5	\$100	
	Other Observation, Extent: Mode	erate, Area Affected :	100%			
	Location: Electrical Room					
	Explanation : One 1200 Amps M	Aain Disconnect Swit	ch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2039	* *	5	\$100	
Raceway						
Conduit	100%	2039	* *	1		
Panelboards						
Molded Case Bkrs	100%	2035	* *	5	\$400	
Wiring						
Thermoplastic	100%	2039	* *	1		

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

<sup>\*\*</sup> 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	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts						
Motor Controllers						
Locally Mounted	100%	2032	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	
Lighting						
Interior Lighting						
Fluorescent	97%	2024	\$461,700	10	\$12,900	
	Other Observation, Extent : N	Aoderate, Area Affe	cted : 100%			
	Location: Throughout The	Building				
	Explanation: Using T-8 An	d T-5 Lamps				
HID	3%	2024	\$5,600	10		
Egress Lighting						
Emergency, Service	25%	2024	\$1,800	1		
Emergency, Battery	25%	2024	\$4,900	10	\$900	
Exit, LED	50%	2047	* *	1		

Mechanical		Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority	
Heating									
Energy Source									
Natural Gas	100%			2045	* *	1			
Conversion Equipment									
Furnace	100%			2027	* *	1	\$7,200		
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,100		
Air Conditioning									
Energy Source									
Electricity	100%			2041	* *	1			
Conversion Equipment									
Ext Pkg Unit - Cooling	100%			2027	* *	2	\$900		
Terminal Devices									
Direct Expansion	100%			2027	* *	1			
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,100		
Exhaust Fans									
Roof	100%			2027	* *	2	\$400		
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2045	* *	1			
Water Heater									
Gas Fired	100%			2017	\$3,300	2	\$200		
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# QUEENS PUBLIC LIBRARY - 039 SOUTH JAMAICA BRANCH LIBRARY

Asset #: 13394

Mechanical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Plumbing						
Sump Pump(s)						
Rigid Piping	100%	2024	\$11,000	4	\$1,600	
Sewage Ejector(s)						
Electric	100%	2027	* *	4	\$1,600	
Backflow Preventer						
No Component	40%					
Generic	60%	2027	* *	1	\$500	
	Other Observation, Extent : Light, Location : Fire Main And Boiler		0%			
	Explanation: Partial					
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
	Other Observation, Extent : Light,	Area Affected: 10	00%			
	Location: B-1					
	Explanation: One Unit					

Page: 77

#### Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : STEINWAY BRANCH LIBRARY

Address : 21-45 31ST ST.

Borough : QUEENS Agency's Number : S

Area Sq Ft : 10,752 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 22-Jul-2013 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 831 Lot : 15 BIN : 4016923

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture		\$70,300
Electrical		\$392,700
Mechanical		\$56,200
Total		\$519,200
Importance Code A		\$70,300
Importance Code B		\$448,900
Total		\$519,200

Total	\$28,900	\$3,600	\$3,300	\$11,900
Importance Code C		\$600		
Importance Code B	\$26,400	\$2,400	\$2,600	\$8,800
Importance Code A	\$2,500	\$500	\$700	\$3,100
Total	\$28,900	\$3,600	\$3,300	\$11,900
Mechanical	\$1,100	\$1,600	\$1,900	\$2,700
Electrical	\$20,500	\$1,100	\$1,300	\$1,200
Interior Architecture	\$5,400	\$900		\$5,400
Exterior Architecture	\$2,000			\$2,600
EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020



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

<sup>\*\*</sup> 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		
system Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
xterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	* *	5	\$19,100	
Masonry: Limestone	15%			LIFE	* *	5	\$2,500	
Windows								
Aluminum	100%			2040	* *	5	\$5,100	
Parapets								
Masonry: Brick	95%			LIFE	* *	5	\$1,800	
Masonry: Limestone	5%	Now	\$2,000	LIFE	* *	5	\$100	
		r Miss/Eroo : Coping	d, Extent : Moderat	e, Area A	Affected : 50%			
		Deteriorate : Coping	ed, Extent : Modera	te, Area	Affected : 50%			
Roof								
Modified Bitumen	100%			2024	\$70,300	10	\$12,200	
terior								
Floors								
Carpet	62%			2023	\$126,200	3	\$20,000	
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	\$1,600	
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	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Vears)	t Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2024	\$1,500	5	\$300	
	Other Observe	ation, Extent : Moderate	, Area Affe	cted : 100%			
	Location: E	lectrical Room					
	Explanation	: No Available Namepla	ite Ratings				
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		

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# QUEENS PUBLIC LIBRARY - 039 STEINWAY BRANCH LIBRARY

Asset #: 13316

Electrical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Under 600 Volts							
Wiring							
Braided Cloth	70% 2-4	\$19,200	2049	* *	1		
	0 .	xtent : Moderate, Are	a Affecte	ed : 100%			
	Location : Throu	ghout The Building					
Thermoplastic	30%		2024	\$8,200	1		
Motor Controllers							
Locally Mounted	80%		2029	* *	5	\$100	
Locally Mounted	20%		2022	\$6,000	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	95%		2024	\$334,900	10	\$9,400	
		t : Moderate, Area Aj	fected : .	100%			
	Location : Throu	ghout The Building					
Fluorescent	5%		2024	\$17,600	10	\$500	
	Other Observation	, Extent : Moderate, A	Area Affe	ected : 100%			
	Location : Stairce	ase Landings					
	Explanation: Co	mpact Fluorescent L	ght Fixti	ıres			
Egress Lighting							
Emergency, Battery	50%		2024	\$7,200	10	\$1,300	
Exit, Service	50%		2024	\$800	1		
Exterior Lighting							
HID	100%		2024	\$40,200	10		
Alarm							
Security System							
Generic	100%		2029	* *	1	\$4,000	
	Other Observation, Extent : Moderate, Area Affected : 100%						
	Location: Throu	ghout The Building					
	Explanation: C	CTV Surveillance C	ameras				
Fire/Smoke Detection							
Generic	100%		2029	* *	1-3	\$6,800	
	Other Observation	, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Throu	ghout The Building					
	Explanation: Str	obe Lights, Manual H	ull Statio	on And Smoke Det	ectors		

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

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

# QUEENS PUBLIC LIBRARY - 039 STEINWAY BRANCH LIBRARY

Asset #: 13316

Mechanical	Curre	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Heating							
Conversion Equipment							
Hot Water Boiler	100%		2037	* *	1	\$5,300	
		n, Extent : Light, Area	Affected	: 100%			
		ment Boiler Room					
	Explanation : 1	Unit					
Distribution	1000/		20.40	ماد ماد	4	Φ.500	
Hot Wtr Piping/Pump	100%		2040	* *	4	\$500	
Terminal Devices	<b>7</b> 00/		2020	de de		<b>#2.200</b>	
Air Handler	50%		2029	* *	1	\$3,300	
Convector/Radiator	50%		2029	* *	1	\$1,700	
Air Conditioning							
Energy Source	1000/		2022	* *	1		
Electricity	100%		2032	* *	1		
Conversion Equipment	000/		2024	Φ <b>7</b> < <b>3</b> 00	•	<b>\$</b>	
Ext Pkg Unit -	80%		2024	\$56,200	2	\$500	
Heating/Cooling	D 22 D C:	T	CC . 1	000/			
	R-22 Refrigerant, Location : Roof	Extent : Light, Area A	ffected : (	80%			
Split Unit	20%		2024	\$9,800			
Terminal Devices							
Fan Coil - Cooling	20%		2024	\$16,400	1	\$700	
No Component	80%						
Heat Rejection							
Remote Air Cond	20%		2024	\$12,700	2	\$1,500	
No Component	80%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$6,000	
Exhaust Fans							
Roof	100%		2024	\$8,500	2	\$300	
Plumbing			_				
H/C Water Piping							
Brass/Copper	100%		2034	* *	1		
Water Heater							
Gas Fired	100%		2022	\$2,500	2	\$200	
Sanitary Piping							
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	**	1		
Sewage Ejector(s) Electric	100%		2024	\$11,000	4	\$1,600	
						. , -	
Fixtures							

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Print Date: 23-Oct-2015 QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : WOODSIDE BRANCH LIBRARY

Address : 54-22 SKILLMAN AVE.

Borough : QUEENS Agency's Number : WS

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

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

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

Block : 1317 Lot : 85 BIN : 4030847

CAPITAL	FY 2017 - 2020	FY 2021 - 2026
Exterior Architecture	\$173,900	\$42,100
Interior Architecture		\$30,400
Electrical	\$19,800	\$456,600
Mechanical		\$78,700
Total	\$193,700	\$607,800
Importance Code A	\$173,900	\$42,100
Importance Code B	\$19,800	\$565,700
Total	\$193,700	\$607,800

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$11,000		\$100	\$1,000
Interior Architecture	\$3,400	\$1,500	\$3,600	\$700
Electrical	\$9,600	\$1,200	\$3,500	\$1,400
Mechanical	\$1,200	\$1,500	\$2,200	\$2,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$29,200	\$8,200	\$13,300	\$9,300
Importance Code A	\$12,000	\$1,000	\$1,200	\$2,000
Importance Code B	\$16,200	\$6,600	\$12,100	\$7,300
Importance Code C	\$1,000	\$600		
Total	\$29,200	\$8,200	\$13,300	\$9,300



 $<sup>\</sup>label{lem:maintenance} \textit{Maintenance} \ \textit{\$ are aggregated over a ten-year period. Site specific cost escalations are not included.}$ 

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13322

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Exterior Wells								
Exterior Walls Masonry: Brick	Location  Jnt Mortan	: East Fac r Miss/Eroc	\$89,400 Extent : Light, Are cade, Near Main Er d, Extent : Moderat	ıtrance		5	\$29,900	
		: Through			ale ale		<b>A2</b> 500	
Masonry: Limestone	Location  Jnt Mortan  Location  Staining/D	: North Fo r Miss/Eroo : Cornice	\$84,500 Extent : Light, Are acade d, Extent : Moderat And Horizontal Ba Extent : Moderate	e, Area nds	Affected : 25%	5	\$2,600	
Pre-Cast Concrete	5%			LIFE	* *	5	\$5,700	
Windows							, - ,	
Aluminum	100%			2040	* *	5	\$2,000	
Parapets								
Masonry: Brick	72%			LIFE	* *	5	\$600	
Masonry: Limestone	Location	: Coping	Extent : Moderate, A		* * ected : 100%	5	\$100	
Metal Panel	3%			2044	* *	5	\$100	
Metal: Cage/Fence	20%			2037	* *	5-10	\$1,400	
Roof								
Asphalt Shingle Modified Bitumen	Location Water Pen	: Over Sta etration, E	\$8,400 sings, Extent : Mode off Restroom oxtent : Moderate, A off Restroom			10	\$1,800	
Interior								
Floors								
Carpet	40%			2025	\$91,300	3	\$10,800	
Cast in Place Concrete	5%			LIFE	* *	5	\$2,000	
Ceramic Tile	5%			2033	* *	5	\$900	
Vinyl Tile	30%			2032	* *	3	\$2,700	
Vinyl Tile	20%			2024	\$30,400	3	\$1,400	
Interior Walls	<b>5</b> 0/			2022	ماد ماد	-	φ1. <b>2</b> 00	
Ceramic Tile	5%			2033	* *	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	* *	5	\$1,000	
Plaster	80%	3.7	<b>#1.000</b>	LIFE		5	\$6,000	
Plaster	Location	: Boiler R			-	5	\$400	
	Location	: Boiler R			ected : 10%			

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13322

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2037	* *	5	\$900	
Exposed Struc: Wood	35%			LIFE	* *			
Plaster	55%			LIFE	* *	5	\$6,500	
Plaster	5%	Now	\$1,200	LIFE	* *	5	\$600	
	Cracking/	Crumbling,	Extent : Moderate	Area A	ffected : 10%			
	Location	: Boiler R	oom And Staff Rest	room				
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Boiler R	oom And Staff Rest	room				

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

Lighting

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13322

Electrical	Cu	rrent Repair	ent Repair Future Replacement		Maintenance				
System Component Type		Date Estimated Cost ears)	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
Lighting									
Interior Lighting									
Fluorescent	95%		2024	\$375,300	10	\$10,500			
	T-8 Lamps, Ex	tent : Moderate, Area Aff	ected : 1	00%					
	Location : Th	roughout The Building							
Fluorescent	5%		2019	\$19,800	10	\$600			
	T-12 Lamps, E	xtent : Moderate, Area A	ffected :	100%					
	Location : Bo	sement							
Egress Lighting									
Emergency, Battery	50%		2029	* *	10	\$1,500			
Exit, Service	50%		2029	* *	1				
Exterior Lighting									
HID	100%		2024	\$45,100	10				
Alarm									
Security System									
Generic	100%		2024	\$36,100	1	\$4,500			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : O	utside And Inside							
	Explanation	CCTV Surveillance C	ameras 1	And Intrusion Alar	m				
Fire/Smoke Detection									
Generic	100%		2029	* *	1-3	\$7,700			
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Th	roughout The Building							
	Explanation	Smoke Detector, Horns,	Manual	Pull Station And S	trobe Lig	ghts			

<b>l</b> echanical	Current Repa	ir Fu	ture Re	placement	M	aintenance			
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost Yea		imated Cost	Cycle (Yrs)	<b>Estimated Cost</b>	Priority		
eating									
Energy Source									
Natural Gas	100%	204	4	* *	1				
Conversion Equipment									
Furnace	40%	203	2	* *	1	\$2,400			
	Other Observation, Extent : Light, Area Affected : 40%								
	Location: Roof								
	Explanation: 1 Roof To	p Package Unit							
Steam Boiler	60% 0-2	\$700 203	7	* *	1	\$6,400			
	Damaged, Extent : Moderate, Area Affected : 3%								
	Location : Cover Of The	e Boiler							
	Other Observation, Extent : Light, Area Affected : 60%								
	Location : Basement Bo	-							
	Explanation: 1 Unit								
Distribution	-								
Steam Piping/Pump	60%	203	4	* *	4	\$500			
No Component	40%								

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.

Asset #: 13322

Mechanical		Current Repair		Futur	e Replacement	M		
System Component Type	% of Total	Fail Date (Years)	<b>Estimated Cost</b>	Year FY	<b>Estimated Cost</b>	Cycle (Yrs)	<b>Estimated Cost</b>	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 -	100%			2024	\$78,700	2	\$700	
Heating/Cooling	D 22 D 6 :			cc 1	1000/			
		_	tent : Light, Area A	ffected :	100%			
	Location	: Roof						
Ventilation								
Distribution	1000/			LIDE	ماد ماد	2.5	Φ	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans	1000/			2020	* *		<b>\$400</b>	
Roof	100%			2029	* *	2	\$400	
Plumbing								
H/C Water Piping	1000/			2024	de de			
Brass/Copper	100%			2034	* *	1		
Water Heater	400				<b></b>	_	4.00	
Gas Fired	100%			2022	\$2,800	2	\$200	
Sanitary Piping	1000/				* *			
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	1000/				de de			
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)	1000/			2024	<b>444.000</b>		<b>44.500</b>	
Rigid Piping	100%			2024	\$11,000	4	\$1,600	
Fixtures	400							
Generic	100%							
Vertical Transport								
Elevators	1000			LIEE	d. d.			
Gearless Traction	100%			LIFE	**			
			Extent : Light, Area	Affected	: 100%			
		: 1,M,2,3						
	Explanat	ion : One l	Init					

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

<sup>\*\*</sup> Replacement cost estimated to be beyond ten years is not included in this report.