

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
Program / Asset # : OPL0B12.000 / 13283 **Yr Built/Renovated** : 1958 / 2007
Area Sq Ft : 17,814 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 31-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 676 **Lot** : 50 **BIN** : 4011018

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$22,300	
Granite Panels	3%			LIFE	**	5	\$500	
Window Wall	5%			2044	**	5	\$4,500	
Windows								
Aluminum	100%			2040	**	5	\$7,200	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$2,800	
Metal Panel	5%	Now	\$600	2044	**	5	\$300	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At Upper Parapet</i>								
Roof								
Modified Bitumen	100%	Now	\$10,900	2032	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
Interior								
Floors								
Carpet	20%			2025			\$8,000	
Carpet	30%			2023			\$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			\$1,000	
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium Basement</i>								
<i>Explanation : 9 X 9 Tiles</i>								
Vinyl Tile	25%			2032	**	3	\$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	
Exposed Concrete	5%			LIFE	**	5	\$200	
Gypsum Board	5%			LIFE	**	5	\$1,700	
Plaster	40%			LIFE	**	5	\$6,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$500	
Raceway								
Conduit	70%			2024	\$21,700	1		
Conduit	30%			2050	**	1		
Panelboards								
Molded Case Bkrs	70%			2023	\$10,400	5	\$300	
Molded Case Bkrs	30%			2046	**	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$19,200	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	10%			2024	\$58,400	10	\$1,600	
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
Fluorescent	40%			2019	\$233,600	10	\$6,500	
	<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 2nd Floor</i>							
Fluorescent	40%			2032	**	10	\$6,500	
	<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
Fluorescent	10%			2032	**	10	\$1,600	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Fixtures</i>							
Egress Lighting								
Emergency, Battery	30%			2024	\$7,100	10	\$1,300	
Exit, Service	70%			2024	\$1,800	1		
Exterior Lighting								
HID	100%			2029	**	10	\$100	
Alarm								

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Estimates are rounded to the nearest hundred dollars.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System Generic	100%			2032	**	1	\$6,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection Generic	100%			2032	**	1-3	\$11,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Manual Pull Station, Strobe Lights, Horns And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment Hot Water Boiler	100%			2037	**	1	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2032	**	4	\$900	
Terminal Devices Convactor/Radiator	100%			2029	**	1	\$5,800	
Air Conditioning								
Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Ext Pkg Unit - Cooling	70%			2029	**	2	\$800	
<i>Other Observation, Extent : Light, Area Affected : 70%</i>								
<i>Location : One On Lower Roof, Another On The Higher Roof</i>								
<i>Explanation : 2 Units With R-410a Refrigerant</i>								
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	

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	50%			2029	**	2	\$300	
Roof	50%			2029	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater								
Gas Fired	100%			2024	\$4,100	2	\$300	
			<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	90%							
Generic	10%			2029	**	1	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : For Boiler Only</i>					
Fixtures								
Generic	100%							

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Print Date : 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 # : OPL0004.000 / 14110 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 18,800 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 29-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 11319 **Lot** : 1 **BIN** : 4855031

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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$3,000		\$13,300	\$4,500
Interior Architecture	\$2,200		\$7,700	\$1,100
Electrical	\$2,100	\$1,800	\$1,800	\$2,200
Mechanical	\$9,600	\$3,200	\$7,000	\$5,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$20,900	\$8,900	\$33,800	\$17,300
Importance Code A	\$4,000	\$900	\$14,300	\$5,500
Importance Code B	\$16,500	\$8,000	\$19,500	\$11,800
Importance Code C	\$500			
Total	\$20,900	\$8,900	\$33,800	\$17,300



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$8,000	
Metal Panel	5%			2050	**	5-10	\$6,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$5,800	
Window Wall	40%			2054	**	5	\$26,700	
Windows								
Aluminum	100%			2046	**	5	\$6,700	
Parapets								
Metal Panel	5%			2050	**	5	\$100	
Pre-Cast Concrete	45%			LIFE	**	5	\$1,600	
No Component	50%							
Roof								
Modified Bitumen	10%	Now	\$3,000	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section Over Northeast Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Northeast Corner In Childrens Area</i>								
Modified Bitumen	90%			2032	**	10	\$23,600	
Interior								
Floors								
Carpet	55%			2025	\$195,800	3	\$23,200	
Cast in Place Concrete	10%			LIFE	**	5	\$6,200	
Ceramic Tile	5%			2037	**	5	\$1,400	
Vinyl Tile	30%			2032	**	3	\$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	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**			

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

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

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

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

Heating

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

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

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

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

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*** 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 # : OPL0002.000 / 4200 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 58,353 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 13-Jun-2014 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m,2,3
Block : 5043 **Lot** : 11 **BIN** : 4114282

CAPITAL	FY 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



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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$9,300	
Metal/Glass Curt Wall	48%			LIFE	**	5	\$41,900	
Metal Coiling Doors	3%			2038	**	5	\$4,400	
Granite Panels	27%			LIFE	**	5	\$9,400	
Window Wall	2%			2051	**	5	\$3,500	
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	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Built-Up (BUR)	90%	Now	\$36,800	2025			\$183,800	
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Bulkheads</i>								
Plaza Roof: Stone Panels	8%			2045	**			
<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Conference Room A</i>								
<i>Explanation : Recent Repair Evident</i>								
Skylight, Plastic	2%			2038	**	1		
Interior								
Floors								
Carpet	30%			2024			\$331,400	3
Cast in Place Concrete	10%			LIFE	**	5	\$19,100	
Ceramic Tile	5%			2034	**	5	\$4,400	
Granite Panels	30%			LIFE	**	5	\$19,700	
Vinyl Tile	20%			2030	**	3	\$6,500	
Wood	5%			2053	**	5	\$8,200	
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$4,900	
Concrete Masonry Unit	15%			LIFE	**	5	\$5,900	
Glass: Single Pane	10%			LIFE	**	5	\$7,400	
Gypsum Board	60%			LIFE	**	5	\$35,500	
Metal Panel	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$19,700	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2038	**	5	\$8,700	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Conference Room A</i>								
Exposed Concrete	10%			LIFE	**	5	\$1,400	
Gypsum Board	20%			LIFE	**	5	\$21,800	
Metal Panel	15%			LIFE	**	5	\$16,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Suspension Panels</i>								
Metal Panel	25%			LIFE	**	5	\$27,300	
Wood	20%			LIFE	**	5	\$152,800	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 4000 Amps Main Disconnect Switch</i>								
Fused Disc Sw	50%			2045	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Amps Main Disconnect Switch For Emergency</i>								
Transformers								
Dry Type	100%			2038	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 3rd Floor Mechanical Room</i>								
<i>Explanation : 2- 75 Kva 208v Pri - 480/266v Sec</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2045	**	5	\$300	
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2041	**	5	\$100	
Molded Case Bkrs	90%			2041	**	5	\$1,400	
Wiring								
Thermoplastic	100%			2045	**	1		
Motor Controllers								
Locally Mounted	10%			2038	**	5		
Motor Control Center	90%			2038	**	5	\$1,400	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$28,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units - Providing Chilled Water Also</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$4,300	
Terminal Devices								
Air Handler	60%			2030	**	1	\$21,700	
Convactor/Radiator	30%			2038	**	1	\$5,700	
Unit Heater-Stm/HW	10%			2030	**	4	\$800	
Air Conditioning								
Energy Source								
Natural Gas	100%			2045	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	100%			2030	**	1	\$63,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room, Basement</i>								
<i>Explanation : 2 Combination Heater - Chiller Units</i>								
Distribution								
Chilled Wtr Pipe/Pump	100%			2045	**	4	\$4,300	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$36,100	
Heat Rejection								
Water Cool Tower	100%			2026	\$166,000	2	\$58,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,500	
Exhaust Fans								
Interior	95%			2030	**	2	\$1,700	
Roof	5%			2025	\$2,300	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater								
Electric	100%			2020	\$9,000	4	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 2 Units</i>								

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

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

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

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Print Date : 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
Program / Asset # : QPLOF22.000 / 13290 **Yr Built/Renovated** : 1958 / 2001
Area Sq Ft : 21,941 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 01-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2223 **Lot** : 54 **BIN** : 4052345

CAPITAL	FY 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

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



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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$169,700	LIFE	**	5	\$28,400	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	5%	Now	\$18,700	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Granite Panels	3%			LIFE	**	5	\$800	
Window Wall	10%			2034	**	5	\$13,000	
Windows								
Aluminum	97%			2046	**	5	\$2,100	
Metal Louvers	3%			2033	**	10	\$400	
Parapets								
Masonry: Brick	95%	Now	\$44,800	LIFE	**	5	\$3,900	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Modified Bitumen	100%			2029	**	10	\$23,800	
Interior								
Floors								
Carpet	50%			2025	\$194,500	3	\$23,100	
Cast in Place Concrete	7%			LIFE	**	5	\$4,700	
Ceramic Tile	3%			2037	**	5	\$900	
Terrazzo	5%			LIFE	**	5	\$1,200	
Vinyl Tile	35%			2032	**	3	\$5,400	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$2,900	
Concrete Masonry Unit	25%			LIFE	**	5	\$5,800	
Gypsum Board	25%			LIFE	**	5	\$8,800	
Plaster	40%			LIFE	**	5	\$7,000	
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	40%			2041	**	5	\$12,300	
Plaster	60%			LIFE	**	5	\$11,500	

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

Under 600 Volts

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Estimates are rounded to the nearest hundred dollars.

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2024	\$2,500	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : No Nameplate Rating Available</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$600	
Raceway								
Conduit	90%			2024	\$28,000	1		
Conduit	10%			2034	**	1		
Panelboards								
Fused Disc Sw	20%			2023	\$4,400	5	\$100	
Molded Case Bkrs	20%			2032	**	5	\$100	
Molded Case Bkrs	60%			2023	\$13,300	5	\$300	
Wiring								
Braided Cloth	65%	2-4	\$17,900	2049	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Thermoplastic	35%			2034	**	1		
Motor Controllers								
Locally Mounted	10%			2022	\$4,500	5		
Motor Control Center	90%			2022	\$10,000	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	98%			2024	\$704,900	10	\$19,700	
	<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	2%			2024	\$14,400	10	\$400	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Staircase</i>							
	<i>Explanation : Compact Fluorescent Lighting</i>							
Egress Lighting								
Emergency, Battery	50%			2024	\$14,700	10	\$2,600	
Exit, Service	50%			2024	\$1,600	1		
Exterior Lighting								
HID	100%			2024	\$82,100	10	\$100	
Alarm								
Security System								
Generic	100%			2024	\$65,800	1	\$8,200	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm Only</i>							

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

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

Alarm

Fire/Smoke Detection
Generic

100%	2024	\$225,200	1-3	\$13,500
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Light, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source

Natural Gas

100%	2044	**	1
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Conversion Equipment

Hot Water Boiler

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

Distribution

Hot Wtr Piping/Pump

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

Air Handler

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

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

Energy Source

Electricity

100%	2040	**	1
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Conversion Equipment

Int Pkg Unit -
Heating/Cooling

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

Reciprocating
Compr/Chiller

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

Terminal Devices

Air Handler/Cool/Ht

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

30%

Heat Rejection

Air Condenser Unit

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

30%

Ventilation

Distribution

Ductwork/Diffusers

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

Interior

50%	2029	**	2	\$300
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Roof

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

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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 # : OPL0G24.000 / 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



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$101,400	LIFE	**	5	\$17,000	
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<hr/>								
Windows								
Steel	100%	Now	\$9,200	2018	\$92,400	5	\$11,200	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Lintels Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick	75%	Now	\$56,600	LIFE	**	5	\$1,000	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Spalling, Extent : Moderate, Area Affected : 35%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 60%</i>								
<i>Location : Throughout</i>								
<hr/>								
No Component	25%							
<hr/>								
Roof								
Modified Bitumen	100%	Now	\$22,100	2019	\$73,800			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Leader</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<hr/>								
Interior								
Floors								
Carpet	70%			2018	\$126,000	3	\$14,900	
Vinyl Tile	30%			2019	\$36,000	3	\$1,600	
<hr/>								
Interior Walls								
Gypsum Board	60%			LIFE	**	5	\$5,900	
Plaster	40%	Now	\$5,200	LIFE	**	5	\$2,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
<hr/>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTile,Adhered	100%	Now	\$6,500	2024	\$129,600	5	\$7,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 3%</i>								
<i>Location : 2nd Floor</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
<hr/>								
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2019	\$1,500	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Electrical Service Rated At 400a.</i>								
<hr/>								
Raceway								
Conduit	75%			2029	**	1		
Conduit	25%			2019	\$7,800	1		
<hr/>								
Panelboards								
Molded Case Bkrs	80%			2027	**	5	\$400	
Molded Case Bkrs	20%			2018	\$3,000	5	\$100	
<hr/>								
Wiring								
Braided Cloth	80%			2044	**	1		
<i>Insulation Aged, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2029	**	1		
<hr/>								
Motor Controllers								
Locally Mounted	100%			2024	\$29,900	5	\$100	
<hr/>								
Ground								
Grounding Devices								
Not Accessible	100%							
<hr/>								
Lighting								
Interior Lighting								
Fluorescent	97%			2019	\$572,400	10	\$16,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T12 Lamps</i>								
HID	1%			2019	\$2,300	10		
Incandescent	2%			2019	\$11,800	2		
<hr/>								
Egress Lighting								
Exit, Service	50%			2017	\$1,300	1		
Exit, Battery	50%			2017	\$4,100	10	\$600	

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Fuel Oil No 2	100%			2039	* *	5	\$5,600	
Conversion Equipment								
Hot Water Boiler	100%	Now	\$8,000	2024	\$40,100	1	\$8,000	
		<i>Corroded, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Basement</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2027	* *	4	\$900	
Terminal Devices								
Convactor/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%							

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

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

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

Print Date : 23-Oct-2015

QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : GLENDALE BRANCH LIBRARY
Address : 78-60 73RD PL.
Borough : QUEENS **Agency's Number** : GL
Program / Asset # : OPL0G25.000 / 13292 **Yr Built/Renovated** : 1935 / 2008
Area Sq Ft : 10,134 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 05-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m
Block : 3696 **Lot** : 47 **BIN** : 4090100

CAPITAL	FY 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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$114,300	LIFE	**	5	\$19,100	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner, Chimney</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Window Openings Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$800	
Stucco Cement	5%	Now	\$6,100	2029	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall Above Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall Above Roof</i>								
Windows								
Aluminum	90%			2032	**	5	\$2,100	
Aluminum	10%			2046	**	5	\$200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Reading Room</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,500	
Metal Panel	5%			2050	**	5	\$900	
Roof								
Asphalt Shingle	5%			2033	**	10	\$100	
Clay Tile	20%			2034	**	10	\$2,600	
Modified Bitumen	75%			2024		10	\$9,700	
Interior								
Floors								
Carpet	40%			2020		3	\$12,100	
Carpet	15%			2025		3	\$3,400	
Cast in Place Concrete	10%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2027	**	5	\$800	
Vinyl Tile	30%			2024		3	\$1,700	
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$600	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Reading Area</i>								
Plaster	5%	Now	\$400	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Stair</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Stair</i>								
Plaster	70%			LIFE	**	5	\$2,300	
Wood	15%			LIFE	**	5	\$6,500	

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2041	**	5	\$1,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Reading Area</i>								
Exposed Struc: Wood	15%			LIFE	**			
Plaster	75%			LIFE	**	5	\$7,100	
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$300	
Raceway								
Conduit	80%			2024	\$24,800	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	80%			2023	\$11,900	5	\$200	
Molded Case Bkrs	15%			2046	**	5		
Wiring								
Thermoplastic	80%			2024	\$22,000	1		
Thermoplastic	20%			2050	**	1		
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2019	\$282,400	10	\$7,900	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$16,600	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Fluorescent	10%			2032	**	10	\$900	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Childrens Room</i>								

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

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

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

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

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

Lighting

Egress Lighting Exit, Service	100%			2024	\$1,400	1		
Exterior Lighting HID	100%			2024	\$37,900	10		

Alarm

Security System Generic	100%			2024	\$30,400	1	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only</i>								

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

Heating

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

Air Conditioning

Energy Source Electricity	100%			2040	**	1		
Conversion Equipment Ext Pkg Unit - Cooling	80%			2029	**	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Split Unit	20%			2019	\$9,300			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices Fan Coil - Cooling	20%			2019	\$15,500	1	\$700	
No Component	80%							
Heat Rejection Remote Air Cond	20%			2019	\$12,000	2	\$1,400	
No Component	80%							

Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

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

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

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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	67%			LIFE	**	5	\$13,700	
Masonry: Limestone	25%	Now	\$55,400	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Panel	3%			2044	**	5-10	\$4,200	
Granite Panels	5%			LIFE	**	5	\$800	
Windows								
Aluminum	97%	0-2	\$275,400	2049	**	5	\$3,300	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2027	**	10	\$1,300	
Parapets								
Masonry: Brick	80%	Now	\$34,800	LIFE	**	5	\$3,000	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of South Parapet</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Interior Face Of West And South Parapets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	15%	Now	\$11,800	LIFE	**	5	\$700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping At East Parapet</i>								
Metal Rail	5%			2029	**	5-10	\$3,400	
Roof								
Modified Bitumen	100%	Now	\$14,800	2024			\$73,800	
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over First Floor</i>								
Interior								
Floors								
Carpet	15%			2020		3	\$6,100	
Carpet	35%			2025		3	\$10,700	
Cast in Place Concrete	3%			LIFE	**	5	\$1,300	
Ceramic Tile	2%			2033	**	5	\$400	
Quarry Tile	20%			2037	**	5	\$6,100	
Terrazzo	5%			LIFE	**	5	\$800	
Vinyl Tile	20%			2019		3	\$1,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9x9 Units</i>								

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

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

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

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

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

Interior

Interior Walls

Ceramic Tile	2%			2033	**	5	\$300	
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Glass: Single Pane	3%			LIFE	**	5	\$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		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	50%			2034	**	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 200 Amperes</i>								

Molded Case Bkrs	50%			2024	\$700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Ratings</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$32,000	5	\$400	
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Raceway

Conduit	95%			2024	\$29,500	1		
Conduit	5%			2044	**	1		

Panelboards

Molded Case Bkrs	95%			2023	\$14,100	5	\$300	
Molded Case Bkrs	5%			2040	**	5		

Wiring

Braided Cloth	95%	2-4	\$26,100	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Thermoplastic	5%			2044	**	1		
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Motor Controllers

Locally Mounted	100%			2022	\$29,900	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2019	\$436,600	10	\$12,200	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2019	\$8,900	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front, Inside</i>								
<i>Explanation : C C T V Surveillance Cameras, And Intrusion Alarm</i>								
Fire/Smoke Detection								
Generic	100%			2024	\$139,500	1-3	\$8,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2037	**	1	\$6,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$700	
Terminal Devices								
Air Handler	60%			2024	\$43,600	1	\$5,000	
Convactor/Radiator	40%			2029	**	1	\$1,800	
Air Conditioning								
Energy Source Electricity	100%			2032	**	1		

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	60%			2024	\$27,400	1	\$3,800	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>					
			<i>Location : Basement A C Room</i>					
Ext Pkg Unit - Cooling	40%			2029	**	2	\$300	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 40%</i>					
			<i>Location : Roof</i>					
Terminal Devices								
Air Handler/Cool/Ht No Component	60%			2024	\$34,300	1	\$5,000	
	40%							
Heat Rejection								
Remote Air Cond	100%			2029	**	2	\$9,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,600	
Exhaust Fans								
Interior	60%			2024	\$8,900	2	\$300	
Roof	40%			2024	\$4,300	2	\$200	
Plumbing								
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%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : B,1,2</i>					
			<i>Explanation : One Unit</i>					

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

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

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

Print Date : 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 # : OPL0003.000 / 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



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

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

Asset # : 4519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Covered With Tar</i>								
Masonry: Brick	45%			LIFE	**	5	\$1,600	
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	
<i>Recent Repair Evident, Extent : Light, Area Affected : 10%</i>								
<i>Location : Over Auditorium</i>								
Interior								
Floors								
Carpet	45%			2022			\$24,900	
Carpet	5%	Now	\$23,400	2025			\$2,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Research Center</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Research Center</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Research Center</i>								
Ceramic Tile	15%			2032	**	5	\$5,500	
Vinyl Tile	30%			2028	**	3	\$4,200	
Wood	5%			2051	**	5	\$3,500	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$5,100	
Gypsum Board	5%	Now	\$1,000	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair A, Research Center</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Stair A, Research Center</i>								
Gypsum Board	70%			LIFE	**	5	\$21,400	

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

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

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

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

Asset # : 4519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2036	**	5	\$25,900	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%	Now	\$2,800	LIFE	**	5	\$6,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Stair A</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium, Stair A</i>								
Wood	10%			LIFE	**	5	\$32,300	

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 1600 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	**	5	\$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	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	4%			2028	**	10	\$900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Incandescent	2%			2028	**	2		

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

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

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

Asset # : 4519

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
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	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Inside And Outside</i>					
			<i>Explanation : C C T V Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$15,200	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Horns, Strobe Lights, Manual Pull Stations And Smoke Detectors.</i>					
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2033	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2028	**	1	\$12,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$1,200	
Terminal Devices								
Air Handler	60%			2028	**	1	\$9,200	
Convactor/Radiator	40%			2036	**	1	\$3,200	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		

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

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

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

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

Asset # : 4519

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2024	\$97,400	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1 Unit For Auditorium</i>								
Reciprocating Compr/Chiller	80%			2028	**	1	\$9,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
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	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : B, 1, 2.</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								

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

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

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

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

Asset # : 4519

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Fire Suppression Sprinkler Generic	100%			2043	* *	1-2	\$6,900	

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

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

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

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture	\$29,600			\$9,100
Interior Architecture	\$4,500		\$4,300	\$2,000
Electrical	\$2,200	\$1,800	\$1,800	\$2,500
Mechanical	\$7,100	\$4,400	\$8,600	\$4,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$47,300	\$10,100	\$18,700	\$22,300
Importance Code A	\$30,500	\$1,000	\$1,000	\$10,100
Importance Code B	\$16,400	\$9,200	\$17,700	\$12,200
Importance Code C	\$300			
Total	\$47,300	\$10,100	\$18,700	\$22,300



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$24,800	
Metal Panel	5%			2050	**	5-10	\$12,200	
Granite Panels	5%			LIFE	**	5	\$1,300	
Pre-Cast Concrete	15%			LIFE	**	5	\$17,300	
Stucco Cement	5%			2041	**	5	\$4,400	
Windows								
Aluminum	95%			2046	**	5	\$1,600	
Glass Block	5%			LIFE	**	5	\$100	
Parapets								
Metal Panel	5%			2050	**	5	\$500	
Metal Rail	25%			2041	**	5-10	\$10,600	
Pre-Cast Concrete	65%			LIFE	**	5	\$9,600	
Pre-Cast Concrete	5%	Now	\$400	LIFE	**	5	\$700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	Now	\$29,200	2032	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair B, Custodians Office</i>								
Interior								
Floors								
Carpet	30%			2025	\$109,800	3	\$13,000	
Ceramic Tile	15%			2037	**	5	\$4,300	
Vinyl Tile	55%			2032	**	3	\$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								
AcousTileSusp.Lay-In	90%			2041	**	5	\$26,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Custodians Office And Stair B</i>								
Gypsum Board	10%			LIFE	**	5	\$3,600	

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

Under 600 Volts

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated @ 1200 Amperes</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	**	5	\$500	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	95%			2046	**	5	\$500	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	60%			2032	**	10	\$10,600	
		<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	20%			2032	**	10	\$3,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Fluorescent	18%			2032	**	10	\$3,200	
		<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Incandescent	2%			2032	**	2		
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$2,300	
Exit, Service	50%			2032	**	1		
Exterior Lighting								
HID	50%			2032	**	10		
Incandescent	50%			2032	**	2		
Alarm								
Security System								
Generic	100%			2032	**	1	\$7,200	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : C C T V Surveillance Cameras</i>						

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

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

Alarm

Fire/Smoke Detection
Generic

100%	2032	**	1-3	\$12,300
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Other Observation, Extent : Moderate, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors

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

Heating

Energy Source

Natural Gas

100%	2044	**	1
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Conversion Equipment

Hot Water Boiler

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

Distribution

Hot Wtr Piping/Pump

100%	2040	**	4	\$1,000
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Terminal Devices

Air Handler

90%	2029	**	1	\$10,800
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Convactor/Radiator

10%	2037	**	1	\$600
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Air Conditioning

Energy Source

Electricity

100%	2040	**	1
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Conversion Equipment

Reciprocating
Compr/Chiller

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

Terminal Devices

Air Handler/Cool/Ht

100%	2029	**	1	\$12,000
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Heat Rejection

Air Condenser Unit

100%	2029	**	2	\$13,500
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Ventilation

Distribution

Ductwork/Diffusers

100%	LIFE	**	2-5	\$10,800
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Exhaust Fans

Roof

100%	2029	**	2	\$600
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Plumbing

H/C Water Piping

Brass/Copper

100%	2050	**	1
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Water Heater

Gas Fired

100%	2022	\$4,500	2	\$300
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Sanitary Piping

Cast Iron

100%	LIFE	**	1
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*** Replacement cost estimated to be beyond ten years is not included in this report.*

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer								
Generic	100%			2032	* *	1	\$1,200	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1-2</i>						
		<i>Explanation : 1 Unit</i>						

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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
Program / Asset # : QPLOP41.000 / 13304 **Yr Built/Renovated** : 1972 / 1998
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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	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			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Drain</i>								
Interior								
Floors								
Vinyl Tile	100%	2-4	\$65,700	2024	\$164,300	3	\$7,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$3,300	
Masonry: Brick	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	70%			2032	**	5	\$17,100	
Gypsum Board	30%	0-2	\$2,900	LIFE	**	5	\$7,300	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Bathroom</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2019	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 800a.</i>								
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	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	70%			2029	* *	1		
Thermoplastic	30%			2019	\$8,200	1		
Motor Controllers								
Locally Mounted	65%			2024	\$19,500	5	\$100	
Locally Mounted	35%			2017	\$10,500	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected With Main Water Pipe.</i>								
Lighting								
Interior Lighting								
Fluorescent	99%			2019	\$422,800	10	\$11,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-12 Lamps</i>								
HID	1%			2019	\$1,700	10		
Egress Lighting								
Exit, Service	50%			2019	\$900	1		
Exit, Battery	50%			2024	\$3,000	10	\$400	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			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	
Convactor/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	

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

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

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

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

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

Print Date : 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
 Program / Asset # : QPL0001.000 / 1867 Yr Built/Renovated : 1966 / 2012
 Area Sq Ft : 239,750 Project Type : QUEENS PUBLIC LIBRARY
 Date of Survey : 18-Jul-2012 Landmark Status : NONE
 Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,Ph
 Block : 9798 Lot : 6 BIN : 4209635

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$175,500	LIFE	**	5	\$29,400	
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Penthouse</i>							
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Penthouse</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Second Floor Admin Area Under Windows</i>							
Granite Panels	5%			LIFE	**	5	\$3,700	
Panel/Paver: Limestone	50%	2-4	\$264,800	LIFE	**	5	\$36,700	
	<i>Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Front Entrance</i>							
Pre-Cast Concrete	10%			LIFE	**	5	\$31,800	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Discovery Center</i>							
	<i>Explanation : Concrete Panels Painted White</i>							
Window Wall	5%			2043	**	5	\$18,300	
Windows								
Aluminum	25%	Now	\$29,100	2039	**	5	\$3,500	
	<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : North Facade, Administration Area</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Payroll Room, Administration Area</i>							
Aluminum	75%			2031	**	5	\$21,000	
Parapets								
Masonry: Brick	30%	Now	\$38,900	LIFE	**	5	\$6,800	
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Penthouse</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Parapet At Upper Roof At Southwest Side</i>							
Masonry: Limestone	5%			LIFE	**	5	\$1,400	
Metal Panel	10%			2033	**	5	\$8,800	
Metal Rail	5%			2028	**	5-10	\$20,500	
Panel/Paver: Limestone	50%			LIFE	**	5	\$12,400	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Built-Up (BUR)	25%	Now	\$55,700	2028	**			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over I T S Area, 1980 Addition</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition</i>								
Modified Bitumen	60%			2023	\$850,400	10	\$147,400	
Modified Bitumen	10%	Now	\$141,700	2033	**			
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Section Of Upper Roof At Southwest Side</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Cafeteria</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Over Cafeteria</i>								
Skylight, Metal/Glass	5%			2043	**	10	\$40,900	
Interior								
Floors								
Carpet	35%	4+	\$150,900	2022	\$1,509,000	3	\$178,900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
Cast in Place Concrete	10%	2-4	\$17,600	LIFE	**	5	\$74,600	
<i>Ponding, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mechanical Room Below Discovery Center</i>								
Ceramic Tile	5%			2026	\$327,300	5	\$17,000	
Sheet Vinyl/Rubber	15%			2031	**	5	\$76,700	
Vinyl Tile	10%			2023	\$287,200	3	\$17,000	
Under Construction	25%							
Interior Walls								
Concrete Masonry Unit	10%			LIFE	**	5	\$7,600	
Glass: Single Pane	5%			LIFE	**	5	\$7,200	
Gypsum Board	15%			LIFE	**	5	\$17,200	
Gypsum Board	10%			LIFE	**	5	\$11,400	
Plaster	25%	0-2	\$19,000	LIFE	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell 5</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$38,200	
Under Construction	25%							

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	15%	4+	\$410,000	2043	**	5	\$32,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First C And C2 Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First C And C2 Floors</i>								
AcousTileSusp.Lay-In	20%	0-2	\$54,700	2036	**	5	\$34,100	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Payroll Room, Security Office, Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Payroll Room, Its And Corridors Of 1980 Addition, Cafeteria</i>								
Exposed Concrete	5%			LIFE	**	5	\$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	
Under Construction	25%							

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	100%			2053	**	5	\$1,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Air Circuit Breaker	80%			2053	**	5	\$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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	40%			2033	**	1		
Thermoplastic	10%			2043	**	1		
Thermoplastic	30%			2053	**	1		

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : Connected To Main Water Pipe</i>						
Generic	50%			LIFE	**	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	50%			2028	**	1	\$36,900	
Automatic	50%			2043	**	1	\$36,900	
Generators								
Diesel	35%			2032	**	1	\$32,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One 187 Kva</i>						
Natural Gas	35%			2019	\$25,400	1	\$32,500	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : One 46 Kva</i>						
Under Construction	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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	20%			2033	**	10	\$44,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	45%			2033	**	10	\$99,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T-8 Lamps</i>						

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

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

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

Heating

Energy Source								
Interruptible Gas/Dual Fuel	100%			2033	**	1		
Conversion Equipment								
Furnace	5%			2028	**	1	\$5,900	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Roof Mounted Unit</i>								
Hot Water Boiler	95%			2040	**	1	\$112,600	
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	95%			2031	**	4	\$11,200	
No Component	5%							
Terminal Devices								
Air Handler	70%			2018	\$896,700	1	\$103,800	
Convactor/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		

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Absorption Chiller/Steam/HW	90%			2036	**	1	\$233,500	
			<i>R-134a Refrigerant, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Penthouse</i>					
			<i>Other Observation, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : 2 Units</i>					
Ext Pkg Unit - Heating/Cooling	10%			2023	\$156,700	2	\$1,500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 10%</i>					
			<i>Location : Roof</i>					
Distribution								
Chilled Wtr Pipe/Pump	90%			2033	**	4	\$16,000	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2018	\$908,200	1	\$133,400	
No Component	10%							
Heat Rejection								
Remote Air Cond	10%			2023	\$141,900	2	\$16,700	
Water Cool Tower	90%			2017	\$613,700	2	\$217,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$133,700	
Exhaust Fans								
Interior	90%			2018	\$236,300	2	\$6,600	
Roof	10%			2023	\$18,900	2	\$700	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2033	**	1		
HW Heat Exchanger								
Low Temp	100%	Now	\$1,500	2033	**	4	\$23,700	
			<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>					
			<i>Location : At The Valve, Penthouse</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Rigid Piping	100%			2018	\$11,000	4	\$2,500	
Sewage Ejector(s)								
Electric	100%			2023	\$11,000	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport Elevators							
Geared Traction	50%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
	<i>Location : C1, C, C2, 1, 2</i>						
	<i>Explanation : Two Units</i>						
Hydraulic	50%			LIFE	**		
	<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
	<i>Location : C,1, 2 And C2,1</i>						
	<i>Explanation : 2 Units</i>						
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

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Print Date : 23-Oct-2015

QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : QUEENS VILLAGE BRANCH LIBRARY
Address : 94-11 217TH ST.
Borough : QUEENS **Agency's Number** : Q
Program / Asset # : OPL0Q44.000 / 13306 **Yr Built/Renovated** : 1954 / 2004
Area Sq Ft : 12,980 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 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



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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	7%	Now	\$1,000	LIFE	**	5	\$4,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Door At Steps To Driveway</i>								
Masonry: Brick	85%			LIFE	**	5	\$10,300	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
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	40%			LIFE	**	5	\$1,500	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
Masonry: Brick	50%			LIFE	**	5	\$1,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%			LIFE	**	5	\$400	
Roof								
Modified Bitumen	100%	Now	\$21,900	2019	\$109,700			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At South Parapet</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Checkout Area, Childrens Reading Room</i>								
Interior								
Floors								
Carpet	50%	Now	\$24,600	2017	\$122,900	3	\$14,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor</i>								
Ceramic Tile	5%			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	5%			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	**			

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2019	\$700	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Rated @ 200 Amperes.</i>								
Molded Case Bkrs	50%			2019	\$700	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Ratings Available</i>								
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		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	85%			2019	\$23,400	1		
Motor Controllers								
Locally Mounted	100%			2017	\$29,900	5	\$100	
Ground								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%	2-4	\$9,400	LIFE	**	5	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe. Point Of Contact Corroded.</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2024	\$417,000	10	\$11,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T12 Lamps</i>								
HID	2%			2019	\$3,400	10		
Egress Lighting								
Emergency, Battery	50%			2027	**	10	\$1,600	
Exit, Service	50%			2027	**	1		
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2039	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$12,900	
Distribution								
Steam Piping/Pump	100%			2029	**	4	\$1,000	
Terminal Devices								
Convactor/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		

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

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

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*** 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 : RICHMOND HILL BRANCH LIBRARY
Address : 118-14 HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : RI
Program / Asset # : OPLOR49.000 / 13309 **Yr Built/Renovated** : 1905 / 2001
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



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$22,800	LIFE	**	5	\$15,200	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
Masonry: Limestone	10%	Now	\$10,200	LIFE	**	5	\$1,300	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Entrance</i>								
Windows								
Aluminum	100%	Now	\$20,200	2018	\$201,600	5	\$2,400	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
Roof								
Metal Panel	30%			2032	**	10	\$9,700	
Modified Bitumen	70%			2024	\$71,500	10	\$12,400	
Interior								
Floors								
Vinyl Tile	85%			2024	\$141,400	3	\$6,300	
Vinyl Tile	15%			2027	**	3	\$1,100	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Room</i>								
Interior Walls								
Gypsum Board	15%			LIFE	**	5	\$900	
Gypsum Board	15%			LIFE	**	5	\$900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Room</i>								
Plaster	70%	Now	\$5,900	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner, Window Opening</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southeast Corner, Window Opening</i>								
Ceilings								
AcousTile,Adhered	5%			2024	\$9,100	5	\$1,000	
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor</i>								
AcousTileConcealSpLn	15%			2036	**	5	\$3,700	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Room</i>								
AcousTileSusp.Lay-In	20%			2032	**	5	\$4,000	
Plaster	60%			LIFE	**	5	\$7,400	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	**	5	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Disconnect Switch Rated At 400 Amps</i>						
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	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
		<i>Explanation : T - 12 Lamps</i>						
HID	1%			2017	\$1,700	10		
Egress Lighting								
Exit, Service	50%			2017	\$900	1		
Exit, Battery	50%			2024	\$3,000	10	\$400	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2029	**	1		
Conversion Equipment								
Steam Boiler	100%			2024	\$63,600	1	\$13,100	
Distribution								
Steam Piping/Pump	100%			2029	**	4	\$1,000	
Terminal Devices								
Convactor/Radiator	100%			2032	**	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2035	**	1		

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

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

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

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

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

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

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

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

Print Date : 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
Program / Asset # : OPLOR50.000 / 13310 **Yr Built/Renovated** : 1928 / 2005
Area Sq Ft : 13,732 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 05-Aug-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m,2
Block : 3491 **Lot** : 1 **BIN** : 4083512

CAPITAL	FY 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

EXPENSE	FY 2017	FY 2018	FY 2019	FY 2020
Exterior Architecture				\$2,900
Interior Architecture	\$5,000	\$100	\$4,100	\$1,400
Electrical	\$1,500	\$1,300	\$1,300	\$1,700
Mechanical	\$2,400	\$2,000	\$2,600	\$2,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$12,900	\$7,300	\$12,000	\$12,200
Importance Code A	\$1,000	\$1,000	\$1,000	\$4,000
Importance Code B	\$11,900	\$6,200	\$11,000	\$8,200
Importance Code C		\$100		
Total	\$12,900	\$7,300	\$12,000	\$12,200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$18,000	LIFE	**	5	\$8,700	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Cast Stone/Terra Cotta	15%	Now	\$47,000	LIFE	**	5	\$26,200	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	80%	Now	\$106,900	LIFE	**	5	\$17,900	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%			2040	**	5	\$5,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 20%</i>								
<i>Location : Coping</i>								
Masonry: Brick	90%			LIFE	**	5	\$7,000	
<i>Recent Repair Evident, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2032	**	10	\$17,900	
Interior								
Floors								
Carpet	10%			2025	\$26,000	3	\$3,100	
Ceramic Tile	35%			2037	**	5	\$7,200	
Vinyl Tile	55%			2032	**	3	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated @ 800 Amperes</i>								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2050	**	5	\$400	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	95%			2046	**	5	\$300	
Wiring								
Thermoplastic	100%			2050	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	70%			2032	**	10	\$8,800	
<i>T-5 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	10%			2032	**	10	\$1,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Fluorescent	20%			2032	**	10	\$2,500	
<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$1,700	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
HID	100%			2024	\$51,400	10		
Alarm								
Security System								
Generic	100%			2032	**	1	\$5,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2032	**	1-3	\$8,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Horn And Manual Pull Station</i>								

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

Heating

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Furnace	50%			2032	**	1	\$3,400	
		<i>Other Observation, Extent : Light, Area Affected : 50%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Roof Top Package Units</i>						
Steam Boiler	50%			2037	**	1	\$6,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Steam Piping/Pump	50%			2044	**	4	\$300	
No Component	50%							
Terminal Devices								
Air Handler	20%			2024	\$14,700	1	\$1,700	
Convactor/Radiator	30%			2037	**	1	\$1,300	
No Component	50%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2024	\$9,200	1	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : Refrigerant: R-438a</i>						
Ext Pkg Unit - Heating/Cooling	80%			2032	**	2	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 80%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 3 Package Units. Refrigerant: R-410a</i>						
Terminal Devices								
Direct Expansion	20%			2024	\$8,400	1		
No Component	80%							
Heat Rejection								
Remote Air Cond	20%			2024	\$16,300	2	\$1,900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,700	
Exhaust Fans								
Roof	100%			2029	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater								
Gas Fired	100%			2023	\$3,200	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2029	* *	4	\$2,500	
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-2</i>						
		<i>Explanation : One Unit</i>						

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

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

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

Print Date : 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



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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2039	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Electrical Room</i> <i>Explanation : One 1200 Amps Main Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2039	**	5	\$100	
Raceway								
Conduit	100%			2039	**	1		
Panelboards								
Molded Case Bkrs	100%			2035	**	5	\$400	
Wiring								
Thermoplastic	100%			2039	**	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2032	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	97%			2024	\$461,700	10	\$12,900	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Using T-8 And T-5 Lamps</i>						
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 Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			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		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
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	
		<i>Other Observation, Extent : Light, Area Affected : 60%</i>						
		<i>Location : Fire Main And Boiler Feed</i>						
		<i>Explanation : Partial</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : B-1</i>						
		<i>Explanation : One Unit</i>						

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

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

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

Print Date : 23-Oct-2015

QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : STEINWAY BRANCH LIBRARY
Address : 21-45 31ST ST.
Borough : QUEENS **Agency's Number** : S
Program / Asset # : OPL0S58.000 / 13316 **Yr Built/Renovated** : 1956 / 2002
Area Sq Ft : 10,752 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 22-Jul-2013 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 831 **Lot** : 15 **BIN** : 4016923

CAPITAL	FY 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

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



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$19,100	
Masonry: Limestone	15%			LIFE	**	5	\$2,500	
Windows								
Aluminum	100%			2040	**	5	\$5,100	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$1,800	
Masonry: Limestone	5%	Now	\$2,000	LIFE	**	5	\$100	
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%			2024	\$70,300	10	\$12,200	
Interior								
Floors								
Carpet	62%			2023	\$126,200	3	\$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		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,000	5	\$300	
Raceway								
Conduit	90%			2024	\$28,000	1		
Conduit	10%			2034	**	1		
Panelboards								
Molded Case Bkrs	90%			2023	\$13,300	5	\$300	
Molded Case Bkrs	10%			2032	**	5		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	70%	2-4	\$19,200	2049	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2024	\$8,200	1		
Motor Controllers								
Locally Mounted	80%			2029	**	5	\$100	
Locally Mounted	20%			2022	\$6,000	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	95%			2024	\$334,900	10	\$9,400	
<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$17,600	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircase Landings</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$7,200	10	\$1,300	
Exit, Service	50%			2024	\$800	1		
Exterior Lighting								
HID	100%			2024	\$40,200	10		
Alarm								
Security System								
Generic	100%			2029	**	1	\$4,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$6,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Station And Smoke Detectors</i>								

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

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

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

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

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

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

Print Date : 23-Oct-2015

QUEENS PUBLIC LIBRARY - FY 2016

Asset Name : **WOODSIDE BRANCH LIBRARY**
 Address : **54-22 SKILLMAN AVE.**
 Borough : **QUEENS** Agency's Number : **WS**
 Program / Asset # : **OPL0W64.000 / 13322** Yr Built/Renovated : **1931 / 1999**
 Area Sq Ft : **12,051** Project Type : **QUEENS PUBLIC LIBRARY**
 Date of Survey : **25-Jul-2013** Landmark Status : **NONE**
 Areas Surveyed : **Basement, Roof, Floors 1,1m,2**
 Block : **1317** Lot : **85** BIN : **4030847**

CAPITAL	FY 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



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

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

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

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

Architecture	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$89,400	LIFE	**	5	\$29,900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : East Facade, Near Main Entrance</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Masonry: Limestone	10%	Now	\$84,500	LIFE	**	5	\$2,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
<i>Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Cornice And Horizontal Bands</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Cornice</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$5,700	
Windows								
Aluminum	100%			2040	**	5	\$2,000	
Parapets								
Masonry: Brick	72%			LIFE	**	5	\$600	
Masonry: Limestone	5%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Coping Covered With Metal</i>								
Metal Panel	3%			2044	**	5	\$100	
Metal: Cage/Fence	20%			2037	**	5-10	\$1,400	
Roof								
Asphalt Shingle	60%			2027	**	10	\$1,800	
Modified Bitumen	40%	Now	\$8,400	2024	\$42,100			
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Staff Restroom</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Over Staff Restroom</i>								
Interior								
Floors								
Carpet	40%			2025	\$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								
Ceramic Tile	5%			2033	**	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
Plaster	80%			LIFE	**	5	\$6,000	
Plaster	5%	Now	\$1,000	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								

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

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

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

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

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

Interior

Ceilings

AcousTileSusp.Lay-In	5%			2037	**	5	\$900
Exposed Struc: Wood	35%			LIFE	**		
Plaster	55%			LIFE	**	5	\$6,500
Plaster	5%	Now	\$1,200	LIFE	**	5	\$600

Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Boiler Room And Staff Restroom

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

Location : Boiler Room And Staff Restroom

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

Under 600 Volts

Service Equipment

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

Location : Electrical Room

Explanation : Main Service Rated @ 400 Amperes

Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$32,000	5	\$300
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Raceway

Conduit	50%			2024	\$15,500	1	
Conduit	50%			2044	**	1	

Panelboards

Fused Disc Sw	10%			2040	**	5	
Molded Case Bkrs	50%			2040	**	5	\$200
Molded Case Bkrs	40%			2023	\$5,900	5	\$100

Wiring

Braided Cloth	30%	2-4	\$8,200	2049	**	1	
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Upper Floors

Thermoplastic	70%			2044	**	1	
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Ground

Grounding Devices

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

Location : Basement

Explanation : Connected To Metal Water Pipe

Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	95%			2024	\$375,300	10	\$10,500	
	<i>T-8 Lamps, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i>							
Fluorescent	5%			2019	\$19,800	10	\$600	
	<i>T-12 Lamps, Extent : Moderate, Area Affected : 100%</i> <i>Location : Basement</i>							
Egress Lighting Emergency, Battery Exit, Service	50%			2029	**	10	\$1,500	
	50%			2029	**	1		
Exterior Lighting HID	100%			2024	\$45,100	10		
Alarm								
Security System Generic	100%			2024	\$36,100	1	\$4,500	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Outside And Inside</i> <i>Explanation : C C T V Surveillance Cameras And Intrusion Alarm</i>							
Fire/Smoke Detection Generic	100%			2029	**	1-3	\$7,700	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i> <i>Location : Throughout The Building</i> <i>Explanation : Smoke Detector, Horns, Manual Pull Station And Strobe Lights</i>							
Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2044	**	1		
Conversion Equipment Furnace	40%			2032	**	1	\$2,400	
	<i>Other Observation, Extent : Light, Area Affected : 40%</i> <i>Location : Roof</i> <i>Explanation : 1 Roof Top Package Unit</i>							
Steam Boiler	60%	0-2	\$700	2037	**	1	\$6,400	
	<i>Damaged, Extent : Moderate, Area Affected : 3%</i> <i>Location : Cover Of The Boiler</i> <i>Other Observation, Extent : Light, Area Affected : 60%</i> <i>Location : Basement Boiler Room</i> <i>Explanation : 1 Unit</i>							
Distribution Steam Piping/Pump No Component	60%			2034	**	4	\$500	
	40%							

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

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convector/Radiator	60%			2029	* *	1	\$2,300	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2024	\$78,700	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,700	
Exhaust Fans								
Roof	100%			2029	* *	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater								
Gas Fired	100%			2022	\$2,800	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Rigid Piping	100%			2024	\$11,000	4	\$1,600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Gearless Traction	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1,M,2,3</i>								
<i>Explanation : One Unit</i>								

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

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

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