

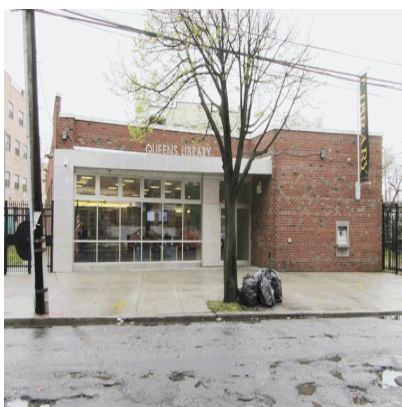
Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : ARVERNE BRANCH LIBRARY  
**Address** : 312 BEACH 54 STREET  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : QPL0A02.000 / 14216 **Yr Built/Renovated** : 1964 / 1997  
**Area Sq Ft** : 5,000 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 03-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 15890 **Lot** : 18 **BIN** : 4301922

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$50,700	
<b>Total</b>	<b>\$50,700</b>	
Importance Code B	\$50,700	
<b>Total</b>	<b>\$50,700</b>	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				\$20,600
Interior Architecture	\$13,600	\$7,500	\$1,100	
Electrical	\$500	\$600	\$500	\$10,400
Mechanical	\$300	\$300	\$2,700	\$300
<b>Total</b>	<b>\$14,400</b>	<b>\$8,300</b>	<b>\$4,400</b>	<b>\$31,200</b>
Importance Code A	\$200	\$200	\$200	\$20,800
Importance Code B	\$14,200	\$7,800	\$4,100	\$10,400
Importance Code C		\$300		
<b>Total</b>	<b>\$14,400</b>	<b>\$8,300</b>	<b>\$4,400</b>	<b>\$31,200</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**ARVERNE BRANCH LIBRARY**  
**Asset # : 14216**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	100%			LIFE	**	5	\$15,600	
Windows								
Aluminum	100%			2043	**	5	\$4,800	
Parapets								
Masonry: Brick	80%			LIFE	**	5	\$700	
Metal Panel	20%			2047	**	5	\$600	
Roof								
Single Ply Membrane	100%			2032	**	10	\$20,200	
<b>Interior</b>								
Floors								
Carpet	60%			2026	\$168,600	3	\$19,600	
Cast in Place Concrete	5%			LIFE	**	5	\$2,400	
Ceramic Tile	10%			2036	**	5	\$2,200	
Vinyl Tile	25%			2032	**	3	\$2,000	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$600	
Glass: Single Pane	10%			LIFE	**	5	\$900	
Gypsum Board	85%			LIFE	**	5	\$6,100	
Ceilings								
AcousTileConcealSpLn	100%			2044	**	5	\$27,200	
<b>Site</b>								
Enclosure								
Fence/Gates								
Iron Picket	100%			2062	**			
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2040	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5		
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Work Room								
Explanation : One 400 Amperes Main Disconnect Switch								
Raceway								
Conduit	100%			2027	\$31,800	1		
Panelboards								
Molded Case Bkrs	100%			2026	\$15,100	5	\$100	
Wiring								
Thermoplastic	100%			2027	\$28,100	1		
Motor Controllers								
Locally Mounted	100%			2025	\$15,300	5		
<b>Ground</b>								

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

Estimates are rounded to the nearest hundred dollars.

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**ARVERNE BRANCH LIBRARY**  
**Asset # : 14216**

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

## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$100	
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## Lighting

## Interior Lighting

Fluorescent	100%			2022	\$50,700	10	\$4,600	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%*

*Location : Throughout*

## Egress Lighting

Emergency, Battery	50%			2022	\$3,400	10	\$600	
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Exit, Battery	50%			2022	\$1,200	10	\$200	
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## Exterior Lighting

HID	100%			2027	\$19,100	10		
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## Alarm

## Security System

Generic	100%			2032	* *	1	\$1,900	
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## Fire/Smoke Detection

Generic, Digital	100%			2032	* *	1-3	\$3,100	
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<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>

## Heating

## Energy Source

Natural Gas	100%			2053	* *	1		
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*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : 1st Floor*

## Conversion Equipment

Furnace	100%			2035	* *	1	\$2,500	
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*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Rooftop*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Throughout*

*Explanation : Entire Facility Was Recently Renovated*

## Distribution

Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,800	
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*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Throughout*

## Air Conditioning

## Energy Source

Electricity	100%			2049	* *	1		
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*Recent Replace Evident, Extent : Light, Area Affected : 100%*

*Location : Throughout*

*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**  
**ARVERNE BRANCH LIBRARY**  
**Asset # : 14216**

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								
	Ext Pkg Unit - Heating/Cooling	100%			2035	* *	2	\$300	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Rooftop					
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$6,500	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Throughout					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,800	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Throughout					
	Exhaust Fans								
	Roof	100%			2035	* *	2	\$200	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Rooftop					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Throughout					
	Water Heater								
	Gas Fired	100%			2026	\$2,900	2	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : 1-40 Gallon Water Heater - Recent Install					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2053	* *	1-2	\$100	
				Recent Installation, Extent : Light, Area Affected : 100%					
				Location : Over Book Return					

*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.*

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : ASTORIA BRANCH LIBRARY  
**Address** : 14-01 ASTORIA BLVD.  
**Borough** : QUEENS **Agency's Number** : A  
**Program / Asset #** : QPL0A03.000 / 13274 **Yr Built/Renovated** : 1904 / 2003  
**Area Sq Ft** : 7,107 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 22-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 540 **Lot** : 30 **BIN** : 4006113

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$136,100	
Electrical	\$10,800	\$61,300
Mechanical	\$143,400	\$75,900
<b>Total</b>	<b>\$290,300</b>	<b>\$137,100</b>
Importance Code A	\$136,100	
Importance Code B	\$154,200	\$137,100
<b>Total</b>	<b>\$290,300</b>	<b>\$137,100</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,400	\$1,100		
Interior Architecture	\$25,200	\$4,100		\$300
Electrical	\$18,900	\$800	\$700	\$8,400
Mechanical	\$27,300	\$1,900	\$1,400	\$5,900
<b>Total</b>	<b>\$77,900</b>	<b>\$7,900</b>	<b>\$2,100</b>	<b>\$14,600</b>
Importance Code A	\$6,900	\$1,500	\$400	\$400
Importance Code B	\$68,700	\$6,400	\$1,700	\$14,200
Importance Code C	\$2,300			
<b>Total</b>	<b>\$77,900</b>	<b>\$7,900</b>	<b>\$2,100</b>	<b>\$14,600</b>



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**QUEENS PUBLIC LIBRARY - 039**  
**ASTORIA BRANCH LIBRARY**  
**Asset # : 13274**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$80,500	LIFE	* *	5	\$13,200	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : East Facade								
Vertical Cracks, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Foundation At East Facade								
Masonry: Limestone	5%			LIFE	* *	5	\$700	
Metal Panel	15%	Now	\$3,800	2034	* *	5	\$4,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 20%								
Location : At Eaves								
Deformed/Dented, Extent : Moderate, Area Affected : 25%								
Location : At Eaves								
Stucco Cement	5%	Now	\$2,600	2029	* *	5	\$1,100	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : At Foundation On East Facade								
Windows								
Aluminum	100%			2040	* *	5	\$2,300	
Roof								
Slate	100%	Now	\$55,500	LIFE	* *			1
Gut/DS Non Func/Miss, Extent : Severe, Area Affected : 25%								
Location : East Side								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Basement Storage Room								
Interior								
Floors								
Carpet	65%			2023	\$89,400	3	\$10,400	
Ceramic Tile	5%			2033	* *	5	\$500	
Panel/Paver: Cer/Brk	5%			2040	* *	5	\$1,200	
Vinyl Tile	25%	Now	\$22,900	2034	* *	3	\$1,000	
Poor Subfloor Evident, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								

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**  
**ASTORIA BRANCH LIBRARY**  
**Asset # : 13274**

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

## Interior Walls

Ceramic Tile	3%			2033	**	5	\$400	
Gypsum Board	10%	Now	\$1,200	LIFE	**	5	\$800	

Cracking/Crumbling, Extent : Severe, Area Affected : 25%

Location : Air Conditioner Room

Water Penetration, Extent : Severe, Area Affected : 25%

Location : Air Conditioner Room In Basement

Plaster	10%	Now	\$1,100	LIFE	**	5	\$400	
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Cracking/Crumbling, Extent : Severe, Area Affected : 25%

Location : Basement Storage Room

Water Penetration, Extent : Severe, Area Affected : 25%

Location : Basement Storage Room

Plaster	77%			LIFE	**	5	\$3,200	
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## Ceilings

Plaster	100%			LIFE	**	5	\$6,600	
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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

## Service Equipment

Molded Case Bkrs	100%			2024		\$1,500	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Ratings

## Switchgear / Switchboard

Molded Case Bkrs	100%			2024		\$32,700	5	\$200	
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## Raceway

Conduit	80%			2024		\$25,400	1		
Conduit	20%			2034		**	1		

## Panelboards

Fused Toggle Switch	20%	2-4	\$3,000	2049	**	5			
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Obsolete Equipment, Extent : Moderate, Area Affected : 100%

Location : Basement And First Floor

Molded Case Bkrs	30%			2023		\$4,500	5	\$100	
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Molded Case Bkrs	50%			2032		**	5	\$100	
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## Wiring

Braided Cloth	50%	2-4	\$14,100	2049	**	1			
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	50%			2034		**	1		
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## Motor Controllers

Locally Mounted	50%			2029		**	5		
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Locally Mounted	50%			2022		\$7,700	5		
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## Ground

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**  
**ASTORIA BRANCH LIBRARY**  
**Asset # : 13274**

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
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2024	\$57,700	10	\$5,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	15%			2019	\$10,800	10	\$1,000	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	5%			2024	\$3,600	10	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Light Fixtures							
	Egress Lighting								
	Emergency, Battery	50%			2024	\$4,900	10	\$900	
	Exit, Service	50%			2024	\$500	1		
	Exterior Lighting								
	HID	100%			2024	\$27,200	10		
Alarm									
	Security System								
	Generic	100%			2024	\$21,800	1	\$2,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only							
	Fire/Smoke Detection								
	Generic	100%			2032	* *	1-3	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Smoke Detectors							

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								
	Hot Water Boiler	100%			2037	* *	1	\$3,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2032	* *	4	\$500	

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**QUEENS PUBLIC LIBRARY - 039**  
**ASTORIA BRANCH LIBRARY**  
**Asset # : 13274**

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									
	Terminal Devices								
	Air Handler	80%			2024	\$75,900	1	\$3,500	
	Convactor/Radiator	20%			2029	* *	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2019	\$143,400	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Basement Fan Room								
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2024	\$13,600	2	\$5,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
	Exhaust Fans								
	Interior	100%			2019	\$24,000	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$4,100	2	\$100	
	Sanitary Piping								
	Cast Iron	100%	Now	\$2,500	LIFE	* *	1		
	Blockage /Clogged, Extent : Severe, Area Affected : 5% Location : Front And Rear Exits Of Basement								
	Fixtures								
	Generic	100%							

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Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : AUBURNDALE BRANCH LIBRARY  
**Address** : 25-55 FRANCIS LEWIS BLVD.  
**Borough** : QUEENS **Agency's Number** : AU  
**Program / Asset #** : QPL0A05.000 / 13275 **Yr Built/Renovated** : 1969 / 2013  
**Area Sq Ft** : 7,332 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 19-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5769 **Lot** : 10 **BIN** : 4129461

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Electrical		\$74,400
Mechanical	\$297,900	
<b>Total</b>	<b>\$297,900</b>	<b>\$74,400</b>
Importance Code B	\$297,900	\$74,400
<b>Total</b>	<b>\$297,900</b>	<b>\$74,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$3,900			\$2,400
Interior Architecture	\$8,100	\$700		\$1,900
Electrical	\$27,100	\$800	\$700	\$700
Mechanical	\$8,900	\$400	\$2,100	\$4,600
<b>Total</b>	<b>\$48,000</b>	<b>\$1,900</b>	<b>\$2,700</b>	<b>\$9,600</b>
Importance Code A	\$4,400	\$400	\$400	\$2,800
Importance Code B	\$43,600	\$1,500	\$2,400	\$6,900
Importance Code C				
<b>Total</b>	<b>\$48,000</b>	<b>\$1,900</b>	<b>\$2,700</b>	<b>\$9,600</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**AUBURNDALÉ BRANCH LIBRARY**  
**Asset # : 13275**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	50%			LIFE	* *	5	\$29,100	
Repairs in Progress, Extent : Light, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Sidwalk Shed In Place									
	Masonry: Brick	30%			LIFE	* *	5	\$3,500	
	Pre-Cast Concrete	2%			LIFE	* *	5	\$800	
	Window Wall	18%			2044	* *	5	\$7,900	
Windows									
	Aluminum	100%			2032	* *	5	\$4,800	
Parapets									
	Cast in Place Concrete	100%			LIFE	* *	5	\$8,500	
Repairs in Progress, Extent : Light, Area Affected : 25%									
Location : Throughout									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Sidewalk Shed In Place									
Roof									
	Under Construction	100%							
Interior									
Floors									
	Carpet	35%			2025	\$49,700	3	\$7,700	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,400	
	Ceramic Tile	5%			2033	* *	5	\$500	
	Vinyl Tile	50%			2032	* *	3	\$2,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	5%			2033	* *	5	\$500	
	Concrete Masonry Unit	90%			LIFE	* *	5	\$3,300	
	Glass: Single Pane	5%			LIFE	* *	5	\$300	
Ceilings									
	AcousTileConcealSpLn	90%			2029	* *	5	\$12,300	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Worn/Eroded, Extent : Light, Area Affected : 25%									
Location : Throughout									
	Exposed Struc: Steel	10%			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	

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**  
**AUBURNDALÉ BRANCH LIBRARY**  
**Asset # : 13275**

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									
Service Equipment									
	Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Ratings									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
Raceway									
	Conduit	90%			2024	\$28,600	1		
	Conduit	10%			2044	**	1		
Panelboards									
	Fused Disc Sw	5%			2040	**	5		
	Molded Case Bkrs	95%			2023	\$14,400	5	\$200	
Wiring									
	Braided Cloth	90%	2-4	\$25,300	2049	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2044	**	1		
Motor Controllers									
	Locally Mounted	100%			2029	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	98%			2024	\$72,900	10	\$6,600	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : T12 Lamps									
	Fluorescent	2%			2024	\$1,500	10	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
Explanation : Compact Fluorescent Light Fixtures									
Egress Lighting									
	Emergency, Battery	50%			2029	**	10	\$900	
	Exit, Service	50%			2029	**	1		
Exterior Lighting									
	Fluorescent	100%			2024	\$23,800	10	\$700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Outside									
Explanation : Compact Fluorescent Light Fixtures									
Alarm									
Security System									
	Generic	100%			2029	**	1	\$2,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion Alarm Only									

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**  
**AUBURNDALE BRANCH LIBRARY**  
**Asset # : 13275**

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

**Alarm**

Fire/Smoke Detection  
Generic

100% 2029 \* \* 1-3 \$4,500

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Strobe Lights, Manual Pull Station And Smoke Detector*

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

**Heating**

Energy Source

Natural Gas

100% 2044 \* \* 1

Conversion Equipment

Furnace

100% 2029 \* \* 1 \$3,600

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : AC Room*

*Explanation : One Unit*

**Air Conditioning**

Energy Source

Electricity

100% 2040 \* \* 1

Conversion Equipment

Interior Pkg Unit -  
Cooling

100% Now \$5,200 2022 \$260,100 2 \$400

*Malfunctioning, Extent : Moderate, Area Affected : 5%*

*Location : Plenum Control Damper #2*

*R-22 Refrigerant, Extent : Light, Area Affected : 100%*

*Location : One Unit In AC Room*

Heat Rejection

Dry Cooler

100% 2019 \$37,800 2 \$5,100

**Ventilation**

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$4,100

Exhaust Fans

Roof

20% 2019 \$2,300 2

No Component

80%

**Plumbing**

H/C Water Piping

Galvanized Steel

100% 2037 \* \* 1

Water Heater

Gas Fired

100% 2022 \$4,200 2 \$100

Sanitary Piping

Cast Iron

100% LIFE \* \* 1

Storm Drain Piping

Cast Iron

100% LIFE \* \* 1

Fixtures

Generic

100%

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

*Estimates are rounded to the nearest hundred dollars.*

*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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : BAISLEY PARK BRANCH LIBRARY  
**Address** : 117-11 SUTPHIN BLVD.  
**Borough** : QUEENS **Agency's Number** : BP  
**Program / Asset #** : QPL0B06.000 / 13276 **Yr Built/Renovated** : 1970 / 2003  
**Area Sq Ft** : 6,808 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 10-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 12204 **Lot** : 103 **BIN** : 4264849

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$298,700	
Interior Architecture	\$74,600	
Electrical	\$62,100	\$71,400
Mechanical		\$138,500
<b>Total</b>	<b>\$435,400</b>	<b>\$209,900</b>
Importance Code A	\$298,700	
Importance Code B	\$136,800	\$209,900
<b>Total</b>	<b>\$435,400</b>	<b>\$209,900</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,100			\$200
Interior Architecture	\$12,900	\$500		\$1,100
Electrical	\$24,700	\$700	\$900	\$13,300
Mechanical	\$2,300	\$1,200	\$5,000	\$1,200
Site Pavements	\$15,900			
<b>Total</b>	<b>\$57,900</b>	<b>\$2,400</b>	<b>\$5,800</b>	<b>\$15,900</b>
Importance Code A	\$2,400	\$300	\$300	\$600
Importance Code B	\$54,900	\$2,100	\$5,500	\$15,200
Importance Code C	\$600			
<b>Total</b>	<b>\$57,900</b>	<b>\$2,400</b>	<b>\$5,800</b>	<b>\$15,900</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**BAISLEY PARK BRANCH LIBRARY**  
**Asset # : 13276**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	15%	2-4	\$185,500	2062		* *		
	Deformed/Dented, Extent : Moderate, Area Affected : 100%							
	Location : Copper Cladding							
Masonry: Brick	85%	Now	\$44,400	LIFE		* *	5	\$14,500
	Diagonal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Exit At Northeast Corner, Penthouse							
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse							
	Spalling, Extent : Light, Area Affected : 10%							
	Location : Penthouse							
Windows								
Aluminum	98%	Now	\$68,900	2052		* *	5	\$800
	Air Infiltration, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Metal Louvers	2%	Now	\$1,000	2042		* *		
	Bent/Warped Elements, Extent : Moderate, Area Affected : 20%							
	Location : Penthouse							
	Deformed/Dented, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Penthouse							
Parapets								
Masonry: Brick	33%	Now	\$1,100	LIFE		* *	5	\$100
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%							
	Location : Penthouse							
Metal Panel	60%			2037		* *	5	\$400
Pre-Cast Concrete	7%			LIFE		* *	5	\$100
Roof								
Modified Bitumen	100%			2035		* *	10	\$17,100
Interior								
Floors								
Carpet	5%			2026	\$6,600		3	\$800
Cast in Place Concrete	5%			LIFE		* *	5	\$1,100
Ceramic Tile	5%			2030		* *	5	\$500
Vinyl Tile	85%	2-4	\$74,600	2037		* *	3	\$3,200
	Adhesion Failure, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Loose/Delam Surface, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							

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**  
**BAISLEY PARK BRANCH LIBRARY**  
**Asset # : 13276**

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									
Interior Walls									
	Concrete Masonry Unit	70%			LIFE	**	5	\$3,400	
	Plaster	30%	Now	\$600	LIFE	**	5	\$1,100	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Penthouse Stair									
Ceilings									
	AcousTileSusp.Lay-In	10%	2-4	\$800	2032	**	5	\$500	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Stained Tiles Due To Roof Leaks									
	Plaster	90%	Now	\$11,500	LIFE	**	5	\$5,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Penthouse Stair, Male And Female Staff Restroom									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Penthouse Stair, Reading Area, Male Staff Restroom									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2062	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2032	**			
Activity Yard									
	Pavers/Stone	100%	2-4	\$15,900	2042	**			
Misaligned/Bulging, Extent : Moderate, Area Affected : 100%									
Location : Interior Courtyard									

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									
	Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,500	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Ratings									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2027	\$32,700	5	\$200	
Raceway									
	Conduit	100%	4+	\$1,600	2027	\$31,800	1		
Corroded, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Panelboards									
	Molded Case Bkrs	100%			2026	\$15,100	5	\$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**  
**BAISLEY PARK BRANCH LIBRARY**  
**Asset # : 13276**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Braided Cloth	80%	4+	\$22,500	2052	* *	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2027	\$5,600	1		
Motor Controllers								
Locally Mounted	100%			2025	\$15,300	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Meter Room</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Lighting								
Interior Lighting								
Fluorescent	90%			2022	\$62,100	10	\$5,600	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	10%			2022	\$6,900	2		
Egress Lighting								
Emergency, Battery	50%			2027	\$4,700	10	\$800	
Exit, Service	50%			2027	\$500	1		
Exterior Lighting								
HID	100%			2027	\$26,000	10		
Alarm								
Security System								
Generic	100%			2027	\$20,900	1	\$2,500	
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$71,400	1-3	\$4,200	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Furnace	20%			2032	* *	1	\$700	
Hot Water Boiler	80%			2032	* *	1	\$2,700	
Distribution								
Hot Wtr Piping/Pump	80%			2043	* *	4	\$400	
No Component	20%							
Terminal Devices								
Air Handler	50%			2027	\$45,400	1	\$2,100	
Convactor/Radiator	30%			2040	* *	1	\$700	
No Component	20%							

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**  
**BAISLEY PARK BRANCH LIBRARY**  
**Asset # : 13276**

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									
	Energy Source								
	Electricity	100%			2043	**	1		
Conversion Equipment									
	Reciprocating	80%			2032	**	1	\$2,500	
	Compr/Chiller								
	Ext Pkg Unit - Heating/Cooling	20%			2032	**	2	\$100	
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$8,900	
Terminal Devices									
	Air Handler/Cool/Ht	80%			2027	\$58,000	1	\$3,400	
	No Component	20%							
Heat Rejection									
	Dry Cooler	100%			2027	\$35,100	2	\$4,700	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,800	
Exhaust Fans									
	Interior	25%			2027	\$5,700	2	\$100	
	Roof	75%			2027	\$8,000	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
Water Heater									
	Gas Fired	100%			2025	\$3,900	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Break Room								
	Explanation : 1-50 Gallon								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	No Component	90%							
	Generic	10%			2032	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Mechanical Room								
	Explanation : Boiler								
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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : BAY TERRACE BRANCH LIBRARY  
**Address** : 18-36 BELL BLVD.  
**Borough** : QUEENS **Agency's Number** : BT  
**Program / Asset #** : QPL0B07.000 / 13279 **Yr Built/Renovated** : 1981 /  
**Area Sq Ft** : 7,444 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 12-Aug-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 5865 **Lot** : 82 **BIN** : 4131148

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$248,500	
Interior Architecture		\$86,400
Electrical	\$60,400	\$15,100
Mechanical	\$138,800	
<b>Total</b>	<b>\$447,700</b>	<b>\$101,500</b>
Importance Code A	\$248,500	
Importance Code B	\$199,200	\$101,500
<b>Total</b>	<b>\$447,700</b>	<b>\$101,500</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$1,000		
Interior Architecture	\$5,300		\$1,300	\$300
Electrical	\$7,300	\$800	\$700	\$16,000
Mechanical	\$21,700	\$2,900	\$2,200	\$6,900
<b>Total</b>	<b>\$34,200</b>	<b>\$4,700</b>	<b>\$4,100</b>	<b>\$23,200</b>
Importance Code A	\$500	\$1,300	\$400	\$400
Importance Code B	\$33,800	\$3,400	\$3,700	\$22,900
Importance Code C				
<b>Total</b>	<b>\$34,200</b>	<b>\$4,700</b>	<b>\$4,100</b>	<b>\$23,200</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**BAY TERRACE BRANCH LIBRARY**  
**Asset # : 13279**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	100%	Now	\$147,300	LIFE	* *	5	\$11,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Ribbed Face Masonry Units							
Windows									
	Aluminum	100%			2040	* *	5	\$2,000	
Parapets									
	Concrete Masonry Unit	10%			LIFE	* *	5	\$200	
	Concrete Masonry Unit	10%			LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Exterior Parapet At Southwest Corner							
		Explanation : Ribbed Face Units							
	No Component	80%							
Roof									
	Built-Up (BUR)	100%	2-4	\$101,200	2034	* *			
		Patching Evident, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Lower Roof At Southwest Corner							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
Interior									
Floors									
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
	Ceramic Tile	5%			2027	\$10,900	5	\$600	
	Vinyl Tile	90%			2024	\$86,400	3	\$3,800	
Interior Walls									
	Concrete Masonry Unit	95%			LIFE	* *	5	\$4,100	
	Glass: Single Pane	5%			LIFE	* *	5	\$400	
Ceilings									
	AcousTileSusp.Lay-In	95%			2029	* *	5	\$10,600	
	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

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**  
**BAY TERRACE BRANCH LIBRARY**  
**Asset # : 13279**

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								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 400 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
Raceway								
Conduit	90%			2024	\$28,600	1		
Conduit	10%			2044	* *	1		
Panelboards								
Molded Case Bkrs	90%			2023	\$13,600	5	\$200	
Molded Case Bkrs	10%			2040	* *	5		
Wiring								
Thermoplastic	90%			2024	\$25,300	1		
Thermoplastic	10%			2044	* *	1		
Motor Controllers								
Locally Mounted	100%			2022	\$15,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	80%			2019	\$60,400	10	\$5,500	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Fluorescent	20%			2024	\$15,100	10	\$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Compact Fluorescent Light Fixtures								
Egress Lighting								
Emergency, Battery	50%			2029	* *	10	\$900	
Exit, Service	50%			2029	* *	1		
Exterior Lighting								
HID	100%			2024	\$28,500	10		
Alarm								
Security System								
Generic	100%			2024	\$22,800	1	\$2,800	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Intrusion Alarm System, Motion Sensors								
Fire/Smoke Detection								
Generic	100%			2029	* *	1-3	\$4,600	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors								

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**  
**BAY TERRACE BRANCH LIBRARY**  
**Asset # : 13279**

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%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2041	**	1	\$3,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 1 Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$500	
Terminal Devices								
Air Handler	60%			2019	\$59,600	1	\$2,800	
Convactor/Radiator	40%			2029	**	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	**	1	\$3,500	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
Terminal Devices								
Air Handler/Cool/Ht	100%			2019	\$79,200	1	\$4,600	
Heat Rejection								
Dry Cooler	100%			2032	**	2	\$5,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	80%			2019	\$20,100	2	\$200	
Roof	20%			2024	\$2,300	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,300	2	\$100	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2024	\$1,100	4	\$200	
Fixtures								
Generic	100%							

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

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

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : BAYSIDE BRANCH LIBRARY  
**Address** : 214-20 NORTHERN BLVD.  
**Borough** : QUEENS **Agency's Number** : B  
**Program / Asset #** : QPL0B08.000 / 13278 **Yr Built/Renovated** : 1965 / 2013  
**Area Sq Ft** : 9,932 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 12-Aug-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 7333 **Lot** : 215 **BIN** : 4157389

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$146,000	
Mechanical		\$185,400
<b>Total</b>	<b>\$146,000</b>	<b>\$185,400</b>
Importance Code A	\$146,000	
Importance Code B		\$185,400
<b>Total</b>	<b>\$146,000</b>	<b>\$185,400</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$2,900			\$22,700
Interior Architecture	\$18,600	\$4,800		\$500
Electrical	\$23,700	\$1,100	\$1,000	\$10,400
Mechanical	\$1,000	\$2,500	\$1,700	\$10,800
<b>Total</b>	<b>\$46,200</b>	<b>\$8,500</b>	<b>\$2,700</b>	<b>\$44,400</b>
Importance Code A	\$3,600	\$500	\$500	\$23,200
Importance Code B	\$42,600	\$8,000	\$2,200	\$21,200
Importance Code C				
<b>Total</b>	<b>\$46,200</b>	<b>\$8,500</b>	<b>\$2,700</b>	<b>\$44,400</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**BAYSIDE BRANCH LIBRARY**  
**Asset # : 13278**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
	Masonry: Brick	85%			LIFE	**	5	\$6,300	
	Masonry: Brick	5%	Now	\$1,100	LIFE	**	5	\$400	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : At Chimney Cap							
	Window Wall	5%	Now	\$1,800	2034	**	5	\$700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : North Facade							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : North Facade							
Windows									
	Aluminum	100%	2-4	\$146,000	2049	**	5	\$1,700	
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2032	**	10	\$22,700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
Floors									
	Carpet	65%			2026		3	\$14,500	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
	Ceramic Tile	5%			2033	**	5	\$700	
	Vinyl Tile	25%			2034	**	3	\$1,900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior Walls									
	Ceramic Tile	5%			2033	**	5	\$700	
	Concrete Masonry Unit	25%			LIFE	**	5	\$1,400	
	Gypsum Board	70%			LIFE	**	5	\$5,800	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Ceilings									
	AcousTileConcealSpLn	10%	Now	\$12,200	2044	**	5	\$900	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
	AcousTileSusp.Lay-In	80%			2044	**	5	\$11,900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Exposed Concrete	5%			LIFE	**	5	\$100	
	Gypsum Board	5%			LIFE	**	5	\$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**  
**BAYSIDE BRANCH LIBRARY**  
**Asset # : 13278**

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									
Service Equipment									
	Molded Case Bkrs	100%			2024	\$1,500	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Available Nameplate Ratings									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2024	\$32,700	5	\$300	
Raceway									
	Conduit	80%			2024	\$25,400	1		
	Conduit	20%			2050	**	1		
Panelboards									
	Molded Case Bkrs	80%			2023	\$12,100	5	\$200	
	Molded Case Bkrs	20%			2046	**	5	\$100	
Wiring									
	Braided Cloth	80%	2-4	\$22,500	2049	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
	Thermoplastic	20%			2050	**	1		
Motor Controllers									
	Locally Mounted	100%			2041	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	80%			2032	**	10	\$7,300	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2032	**	10	\$900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	10%			2032	**	10	\$900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Compact Fluorescent Light Fixtures									
Egress Lighting									
	Exit, LED	50%			2059	**	1		
	Exit, Battery	50%			2032	**	10	\$300	
Exterior Lighting									
	HID	100%			2032	**	10		
Alarm									
	Security System								
	Generic	100%			2032	**	1	\$3,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Inside And Outside									
Explanation : CCTV Surveillance Cameras									

*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**  
**BAYSIDE BRANCH LIBRARY**  
**Asset # : 13278**

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	

**Alarm**

Fire/Smoke Detection  
Generic

100% 2032 \* \* 1-3 \$6,100  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors*

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

100% 2024 \$22,200 1 \$4,900  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Mechanical Room*  
*Explanation : 1 Unit*

**Air Conditioning**

Energy Source

Electricity

100% 2032 \* \* 1

Conversion Equipment

Reciprocating  
Compr/Chiller

100% 2024 \$80,000 1 \$4,600  
*R-22 Refrigerant, Extent : Light, Area Affected : 100%*  
*Location : Basement Mechanical Room*

Terminal Devices

Air Handler/Dir  
Expansion

100% 2024 \$105,400 1

Heat Rejection

Air Cooled Condenser  
Unit

100% 2024 \$19,000 2 \$6,900

**Ventilation**

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$5,500

Exhaust Fans

Interior

80% 2024 \$26,800 2 \$200

Roof

20% 2024 \$3,100 2 \$100

**Plumbing**

H/C Water Piping

Brass/Copper

100% 2034 \* \* 1

Water Heater

Electric

100% 2022 \$8,300 4 \$100

Sanitary Piping

Cast Iron

100% LIFE \* \* 1

Storm Drain 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.*

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

**QUEENS PUBLIC LIBRARY - 039**  
**BAYSIDE BRANCH LIBRARY**  
**Asset # : 13278**

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)								
	Non-Submersible	100%			2032	* *	4	\$300	
	Sewage Ejector(s)								
	Compressed Air	100%			2034	* *	4	\$100	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2050	* *	1-2	\$100	

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

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

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

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : BELLEROSE BRANCH LIBRARY  
**Address** : 250-06 HILLSIDE AVE.  
**Borough** : QUEENS **Agency's Number** : BL  
**Program / Asset #** : QPL0B09.000 / 13280 **Yr Built/Renovated** : 1978 /  
**Area Sq Ft** : 6,908 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 06-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 8604 **Lot** : 85 **BIN** : 4175514

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$8,900			
Interior Architecture	\$9,300	\$1,000		\$3,900
Electrical	\$600	\$800	\$600	\$7,900
Mechanical	\$200	\$400	\$3,000	\$400
<b>Total</b>	<b>\$19,000</b>	<b>\$2,200</b>	<b>\$3,700</b>	<b>\$12,100</b>
Importance Code A	\$8,900			\$100
Importance Code B	\$10,200	\$1,700	\$3,700	\$12,000
Importance Code C		\$500		
<b>Total</b>	<b>\$19,000</b>	<b>\$2,200</b>	<b>\$3,700</b>	<b>\$12,100</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**BELLEROSE BRANCH LIBRARY**  
**Asset # : 13280**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	100%	4+	\$8,800	LIFE	**	5	\$14,400	
	Diagonal Cracks, Extent : Light, Area Affected : 10%								
	Location : Chimney And At Street Side Elevation								
Windows	Aluminum	100%			2043	**	5	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
Parapets	Masonry: Brick	95%			LIFE	**	5	\$400	
	Pre-Cast Concrete	5%	Now		LIFE	**	5	\$100	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
	Open Joints, Extent : Moderate, Area Affected : 25%								
	Location : Coping								
Roof									
	Not Accessible	100%							
Interior									
Floors	Carpet	75%			2028	\$100,300	3	\$15,500	
	Recent Installation, Extent : Light, Area Affected : 100%								
	Location : Main Reading Areas								
	Ceramic Tile	5%			2040	**	5	\$500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Bathrooms								
	Vinyl Tile	20%			2035	**	3	\$800	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
Location : Community Room, Staff Areas									
Interior Walls	Ceramic Tile	10%			2040	**	5	\$1,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Bathrooms								
	Concrete Masonry Unit	60%			LIFE	**	5	\$2,400	
	Gypsum Board	30%			LIFE	**	5	\$1,800	
	Recent Installation, Extent : Light, Area Affected : 100%								
Location : Main Reading Area									
Ceilings									
	AcousTileSusp.Lay-In	100%			2044	**	5	\$10,900	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2032	**			

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**  
**BELLEROSE BRANCH LIBRARY**  
**Asset # : 13280**

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									
	Service Equipment								
	Molded Case Bkrs	100%			2047	* *	5	\$200	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : 1- Electrical Service Rated @ 400a.						
	Raceway								
	Conduit	100%			2047	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2043	* *	5		
	Molded Case Bkrs	95%			2043	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2047	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2040	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2032	* *	10	\$5,700	
			T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%						
			Location : Throughout Building						
	Fluorescent	10%			2032	* *	10	\$600	
			Compact Fluorescent Light, Extent : Light, Area Affected : 100%						
			Location : First Floor						
	Egress Lighting								
	Emergency, Battery	50%			2032	* *	10	\$800	
	Exit, Service	50%			2032	* *	1		
Alarm									
	Security System								
	Generic	100%			2032	* *	1	\$2,600	
	Fire/Smoke Detection								
	Generic, Digital	100%			2032	* *	1-3	\$4,300	

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%			2047	* *	1		
	Conversion Equipment								
	Not Accessible	100%							
	Distribution								
	Not Accessible	100%							
	Terminal Devices								
	Convactor/Radiator	100%			2040	* *	1	\$2,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**BELLEROSE BRANCH LIBRARY**  
**Asset # : 13280**

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									
	Energy Source								
	Electricity	100%			2043	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	100%			2032	**	2	\$400	
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$9,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900	
Exhaust Fans									
	Roof	100%			2032	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
Water Heater									
	Not Accessible	100%							
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Not Accessible	100%							
Backflow Preventer									
	Not Accessible	100%							
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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : BRIARWOOD BRANCH LIBRARY  
**Address** : 85-12 MAIN STREET @QUEENS BLVD.  
**Borough** : QUEENS **Agency's Number** : BW  
**Program / Asset #** : QPL0B10.000 / 13281 **Yr Built/Renovated** : 1975 / 2006  
**Area Sq Ft** : 8,065 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 05-Apr-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 9651 **Lot** : 25 **BIN** : 4206518

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$155,900	
Electrical		\$77,700
Mechanical		\$85,600
<b>Total</b>	<b>\$155,900</b>	<b>\$163,300</b>
Importance Code A	\$155,900	
Importance Code B		\$163,300
<b>Total</b>	<b>\$155,900</b>	<b>\$163,300</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$23,900			\$1,200
Interior Architecture	\$25,900	\$2,100	\$700	\$5,700
Electrical	\$800	\$1,000	\$800	\$11,700
Mechanical	\$3,700	\$1,000	\$5,200	\$900
<b>Total</b>	<b>\$54,300</b>	<b>\$4,000</b>	<b>\$6,700</b>	<b>\$19,400</b>
Importance Code A	\$24,300	\$400	\$400	\$1,700
Importance Code B	\$30,000	\$3,600	\$5,900	\$17,800
Importance Code C			\$400	
<b>Total</b>	<b>\$54,300</b>	<b>\$4,000</b>	<b>\$6,700</b>	<b>\$19,400</b>



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

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

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



**QUEENS PUBLIC LIBRARY - 039**  
**BRIARWOOD BRANCH LIBRARY**  
**Asset # : 13281**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	94%			LIFE	* *	5	\$19,700	
	Horizontal Cracks, Extent : Light, Area Affected : 20%							
	Location : South Side Of Building							
Granite Panels	3%			LIFE	* *	5	\$500	
Window Wall	3%			2047	* *	5	\$2,400	
Windows								
Aluminum	100%	Now	\$22,400	2052	* *	5	\$900	
	Air Infiltration, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Weather Strip Missing, Extent : Moderate, Area Affected : 100%							
	Location : Throughout							
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Perimeter Of All Window Frames							
	Explanation : Previous Repair Attempt Unsatisfactory							
Parapets								
Masonry: Brick	95%	Now	\$69,200	LIFE	* *	5	\$3,900	
	Horizontal Cracks, Extent : Light, Area Affected : 10%							
	Location : Throughout							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Throughout							
	Misaligned/Bulging, Extent : Light, Area Affected : 20%							
	Location : Southwest Corner							
Pre-Cast Concrete	5%	Now	\$1,500	LIFE	* *	5	\$1,300	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
	Location : Coping At North Parapet							
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Worn/Eroded, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Roof								
Modified Bitumen	100%	0-2	\$86,700	2037	* *			
	Alligatoring, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
	Blisters, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Light, Area Affected : 15%							
	Location : South And West Parapets							
	Patching Evident, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
	Ponding, Extent : Moderate, Area Affected : 10%							
	Location : Around Roof Drains							
	Seams Open/Split, Extent : Light, Area Affected : 10%							
	Location : Throughout							

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**  
**BRIARWOOD BRANCH LIBRARY**  
**Asset # : 13281**

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

## Floors

Carpet	25%			2026	\$39,000	3		\$4,500	
Cast in Place Concrete	10%			LIFE	**	5		\$2,600	
Ceramic Tile	5%			2036	**	5		\$600	
Vinyl Tile	40%			2032	**	3		\$1,800	
Vinyl Tile	20%	4+	\$400	2032	**	3		\$900	

*Broken/Missing Elements, Extent : Light, Area Affected : 1%*

*Location : Corridor*

## Interior Walls

Cast in Place Concrete	5%			LIFE	**				
Ceramic Tile	5%			2036	**	5		\$700	
Concrete Masonry Unit	60%			LIFE	**	5		\$3,500	
Glass: Single Pane	2%			LIFE	**	5		\$200	
Gypsum Board	28%			LIFE	**	5		\$2,500	

## Ceilings

AcousTileSusp.Lay-In	70%			2032	**	5		\$10,900	
AcousTileSusp.Lay-In	20%	2-4	\$25,500	2047	**	5		\$1,600	

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*

*Location : Community Room, Storage Space*

*Water Penetration, Extent : Moderate, Area Affected : 15%*

*Location : Community Room, Storage Space, Public Restroom*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Community Room, Storage Space*

Exposed Concrete	5%			LIFE	**	5		\$100	
Gypsum Board	5%			LIFE	**	5		\$1,000	

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

## Service Equipment

Molded Case Bkrs	100%			2027	\$1,500	5		\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 600 Amperes Main Disconnect Switch*

## Raceway

Conduit	50%			2037	**	1			
Conduit	50%			2027	\$15,900	1			

## Panelboards

Molded Case Bkrs	50%			2026	\$7,600	5		\$100	
Molded Case Bkrs	50%			2035	**	5		\$100	

## Wiring

Thermoplastic	50%			2037	**	1			
Thermoplastic	50%			2047	**	1			

## Motor Controllers

Locally Mounted	100%			2032	**	5		\$100	
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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**  
**BRIARWOOD BRANCH LIBRARY**  
**Asset # : 13281**

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

## Ground

Grounding Devices  
Generic

100% LIFE \* \* 5 \$100  
*Other Observation, Extent : Severe, Area Affected : 50%*  
*Location : Crawl Space*  
*Explanation : There Is No Ground Wire Jumping The Water Meter.*

## Lighting

Interior Lighting  
Fluorescent

90% 2027 \$73,600 10 \$6,700  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Using T-12 Lamps*

Fluorescent

5% 2027 \$4,100 10 \$400  
*Compact Fluorescent Light, Extent : Light, Area Affected : 100%*  
*Location : First Floor*

Incandescent

5% 2027 \$4,100 2

Egress Lighting

Emergency, Battery  
Exit, Service

50% 2027 \$5,500 10 \$1,000  
 50% 4+ 2027 \$600 1  
*Damaged Fixtures, Extent : Light, Area Affected : 5%*  
*Location : Basement Mechanical Room*

Exterior Lighting

Fluorescent  
HID

40% 2022 \$10,500 10 \$300  
 60% 2027 \$18,500 10

## Alarm

Security System  
Generic

100% 2032 \* \* 1 \$3,000

Fire/Smoke Detection

Generic, Digital

100% 2032 \* \* 1-3 \$5,000

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

## Heating

Energy Source  
Natural Gas

100% 2047 \* \* 1

Conversion Equipment

Hot Water Boiler

100% 2032 \* \* 1 \$4,000

Distribution

Hot Wtr Piping/Pump

100% 2035 \* \* 4 \$600

Terminal Devices

Air Handler

40% 2032 \* \* 1 \$2,000

Convactor/Radiator

55% 2040 \* \* 1 \$1,400

Unit Heater - Steam

5% 2027 \$1,400 4 \$100

## Air Conditioning

Energy Source  
Electricity

100% 2043 \* \* 1

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**BRIARWOOD BRANCH LIBRARY**  
**Asset # : 13281**

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								
	Exterior Pkg Unit - Cooling Split Unit	30%			2032	**	2	\$200	
		70%			2032	**			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$10,500	
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2027	\$85,600	1		
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2027	\$15,400	2	\$5,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
	Exhaust Fans								
	Interior	20%			2032	**	2	\$100	
	Roof	80%			2032	**	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	**	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,700	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 36 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	80%			LIFE	**	1		
	Cast Iron	20%	4+	\$1,600	LIFE	**	1		
	Corroded, Extent : Moderate, Area Affected : 80%								
	Location : Basement Crawlspace								
	Sump Pump(s)								
	Non-Submersible	100%			2032	**	4	\$300	
	Backflow Preventer								
	Generic	100%			2032	**	1	\$500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Water Main And Boiler Feed								
	Explanation : Two Units								
	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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : BROAD CHANNEL BRANCH LIBRARY  
**Address** : 16-26 CROSS BAY BLVD.  
**Borough** : QUEENS **Agency's Number** : BC  
**Program / Asset #** : QPL0B11.000 / 13282 **Yr Built/Renovated** : 1990 / 2008  
**Area Sq Ft** : 1,940 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 03-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Floors 1  
**Block** : 15481 **Lot** : 530 **BIN** : 4297581

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$31,500			
Interior Architecture	\$1,200	\$100		\$1,100
Electrical	\$200	\$200	\$200	\$9,400
Mechanical	\$200	\$100	\$300	\$100
<b>Total</b>	<b>\$33,000</b>	<b>\$400</b>	<b>\$500</b>	<b>\$10,600</b>
Importance Code A	\$31,500			
Importance Code B	\$1,500	\$400	\$500	\$10,600
Importance Code C				
<b>Total</b>	<b>\$33,000</b>	<b>\$400</b>	<b>\$500</b>	<b>\$10,600</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**BROAD CHANNEL BRANCH LIBRARY**  
**Asset # : 13282**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
Exterior Walls								
Metal Panel	100%	Now	\$8,100	2047	* *	5	\$2,500	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Base Of Building All Around</i>								
Windows								
Aluminum	100%			2043	* *	5	\$3,900	
Roof								
Metal Panel	100%	0-2	\$23,400	2040	* *			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Gutters Misaligned/ Leaking</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Leaks Evident In Staff Room</i>								
<b>Interior</b>								
Floors								
Carpet	75%			2028	\$28,200	3	\$4,400	
Vinyl Tile	25%			2035	* *	3	\$300	
Interior Walls								
Gypsum Board	100%			LIFE	* *	5	\$700	
Ceilings								
AcousTileSusp.Lay-In	20%	4+	\$100	2044	* *	5	\$300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Leaks From Roof In Staff Room</i>								
Exposed Struc: Steel	80%			LIFE	* *			
<b>Site Pavements</b>								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Asphalt	100%			2036	* *			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Not Accessible	100%							
Raceway								
Conduit	100%			2047	* *	1		
Panelboards								
Molded Case Bkrs	100%			2043	* *	5	\$100	
Wiring								
Thermoplastic	100%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2040	* *	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	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**  
**BROAD CHANNEL BRANCH LIBRARY**  
**Asset # : 13282**

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

**Lighting**

Interior Lighting  
Fluorescent

100% 2032 \* \* 10 \$1,800  
*Motion Sensors in Use, Extent : Light, Area Affected : 100%*  
*Location : Throughout*  
*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

Egress Lighting

Emergency, Service  
Exit, Service

50% 2032 \* \* 1  
50% 2032 \* \* 1

Exterior Lighting

HID

100% 2022 \$7,400 10

**Alarm**

Security System

Generic

100% 2027 \$5,900 1 \$700

Fire/Smoke Detection

Generic, Digital

100% 2027 \$20,400 1-3 \$1,200

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

**Heating**

Energy Source  
Electricity

100% 2053 \* \* 1  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

Terminal Devices

Convactor/Radiator

5% 2044 \* \* 1  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : 1st Floor*

Fan Coil Unit/Heat

95% 2035 \* \* 1 \$600  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : 1st Floor*

**Air Conditioning**

Energy Source  
Electricity

100% 2049 \* \* 1  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : Throughout*

Conversion Equipment

Heat Pump Air Sourced

60% 2031 \* \* 2 \$100  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : 1st Floor*

Split Unit

40% 2035 \* \*  
*Recent Replace Evident, Extent : Light, Area Affected : 100%*  
*Location : 1st Floor*

*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**  
**BROAD CHANNEL BRANCH LIBRARY**  
**Asset # : 13282**

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									
	Terminal Devices								
	Fan Coil - 4 Pipe	100%			2035	* *	1	\$600	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$1,100	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
	Exhaust Fans								
	Interior	100%			2035	* *	2	\$100	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2053	* *	1		
	Water Heater								
	Electric	100%			2026	\$1,600	4		
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 1st Floor					
				Explanation : 1-10 Gallon					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

*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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : BROADWAY BRANCH LIBRARY  
**Address** : 40-20 BROADWAY @STEINWAY ST.  
**Borough** : QUEENS **Agency's Number** : BR  
**Program / Asset #** : QPL0B12.000 / 13283 **Yr Built/Renovated** : 1958 / 2007  
**Area Sq Ft** : 17,814 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 07-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 676 **Lot** : 50 **BIN** : 4011018

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$23,000
Electrical		\$68,200
<b>Total</b>		<b>\$91,100</b>
Importance Code B		\$91,100
<b>Total</b>		<b>\$91,100</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$54,600			
Interior Architecture	\$33,200	\$2,700	\$12,600	\$300
Electrical	\$21,200	\$1,200	\$1,500	\$1,300
Mechanical	\$8,500	\$2,100	\$4,100	\$1,600
Site Enclosure	\$800			
Site Pavements	\$14,900			
<b>Total</b>	<b>\$133,100</b>	<b>\$5,900</b>	<b>\$18,200</b>	<b>\$3,300</b>
Importance Code A	\$55,500	\$900	\$900	\$900
Importance Code B	\$62,200	\$5,000	\$16,800	\$2,400
Importance Code C	\$15,400		\$500	
<b>Total</b>	<b>\$133,100</b>	<b>\$5,900</b>	<b>\$18,200</b>	<b>\$3,300</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	92%			LIFE	**	5	\$44,500	
	Granite Panels	3%			LIFE	**	5	\$1,100	
	Window Wall	5%			2048	**	5	\$4,500	
Windows									
	Aluminum	100%			2044	**	5	\$7,200	
Parapets									
	Masonry: Brick	95%			LIFE	**	5-10	\$19,300	
	Metal Panel	5%	Now	\$600	2048	**	5	\$300	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%									
Location : Coping At Upper Parapet									
Roof									
	Modified Bitumen	100%	Now	\$11,100	2036	**			
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Over Second Floor									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Second Floor									
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	20%			2029	**	3	\$8,000	
	Carpet	30%			2027	\$103,400	3	\$12,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$5,800	
	Ceramic Tile	5%			2041	**	5	\$1,300	
	Terrazzo	5%			LIFE	**	5	\$2,100	
	Vinyl Tile	10%			2023	\$23,000	3	\$1,300	
Other Observation, Extent : Moderate, Area Affected : 10%									
Location : Auditorium Basement									
Explanation : 9 X 9 Tiles									
	Vinyl Tile	25%			2036	**	3	\$2,500	
Interior Walls									
	Ceramic Tile	5%			2041	**	5	\$900	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,500	
	Glass: Single Pane	5%			LIFE	**	5	\$1,400	
	Glazed Ceramic Panel	10%			LIFE	**	10	\$1,700	
	Gypsum Board	25%			LIFE	**	5-10	\$7,900	
	Plaster	45%			LIFE	**	5-10	\$7,100	
Ceilings									
	AcousTileSusp.Lay-In	50%			2041	**	5	\$13,300	
	Exposed Concrete	5%			LIFE	**	5-10	\$1,700	
	Gypsum Board	5%			LIFE	**	5-10	\$4,600	
	Plaster	40%			LIFE	**	5-10	\$18,300	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Second Floor									
Site Enclosure									

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain link	100%			2048		* *		
Corrosion/Rusting, Extent : Light, Area Affected : 20%								
Location : Rear Of Building								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$800	2048		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 20%								
Location : Rear Of Building								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$4,200	2041		* *		
Cracking/Crumbling, Extent : Light, Area Affected : 5%								
Location : Broadway								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$2,500	2033		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Rear Of Building								
Activity Yard								
Cast in Place Concrete	100%	4+	\$8,200	2033		* *		
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%								
Location : Rear Of Building								

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								
Service Equipment								
Molded Case Bkrs	100%			2028	\$1,500	5	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Two 400 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$32,700	5	\$500	
Raceway								
Conduit	70%			2028	\$22,200	1		
Conduit	30%			2048	* *	1		
Panelboards								
Fused Disc Sw	5%			2027	\$800	5		
Molded Case Bkrs	65%			2027	\$9,800	5	\$300	
Molded Case Bkrs	30%			2044	* *	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$19,700	2053	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%								
Location : Throughout The Building								
Thermoplastic	30%			2048	* *	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**  
**BROADWAY BRANCH LIBRARY**  
**Asset # : 13283**

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									
	Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$500	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2033	**	10	\$1,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	80%			2038	**	10	\$13,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2033	**	10	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Flourescent Fixtures							
Egress Lighting									
	Emergency, Battery	30%			2028	\$7,300	10	\$1,300	
	Emergency, Battery	20%			2038	**	10	\$900	
	Exit, Service	45%			2028	\$1,200	1		
	Exit, Service	5%			2038	**	1		
Exterior Lighting									
	HID	100%			2028	\$68,200	10	\$100	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2033	**	1	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection									
	No Component	30%							
	Generic, Digital	70%			2033	**	1-3	\$7,700	

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%			2048	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$8,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							

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**

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								
Distribution								
Hot Wtr Piping/Pump	100%			2036	**	4	\$1,300	
Terminal Devices								
Convactor/Radiator	100%			2033	**	1	\$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	70%			2033	**	2	\$800	
		Other Observation, Extent : Light, Area Affected : 70% Location : One On Lower Roof, Another On High Roof Explanation : 2 Units With R-410a Refrigerant						
Split Unit	30%			2033	**			
Terminal Devices								
Fan Coil - 2 Pipe	30%			2033	**	1	\$1,700	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2033	**	2	\$3,700	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$15,700	
Exhaust Fans								
Interior	50%			2033	**	2	\$300	
Roof	50%			2033	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2048	**	1		
Water Heater								
Gas Fired	100%			2027	\$10,300	2	\$300	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	90%							
Generic	10%			2033	**	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10% Location : Boiler Room Explanation : For Boiler Only						
Fixtures								
Generic	100%							
Vertical Transport								

*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**  
**BROADWAY BRANCH LIBRARY**  
**Asset # : 13283**

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

\* \*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement To 2nd Floor*

*Explanation : Basement To 2nd Floor*

*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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : CAMBRIA HEIGHTS COMMUNITY LIBRARY  
**Address** : 218-13 LINDEN BOULEVARD  
**Borough** : QUEENS **Agency's Number** : CM  
**Program / Asset #** : QPL0004.000 / 14110 **Yr Built/Renovated** : 2006 /  
**Area Sq Ft** : 18,800 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 09-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 11319 **Lot** : 1 **BIN** : 4855031

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$20,200	\$3,300		
Interior Architecture	\$27,600	\$21,100	\$2,200	
Electrical	\$1,800	\$1,200	\$1,500	\$1,200
Mechanical	\$20,700	\$3,200	\$8,000	\$2,800
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$74,200</b>	<b>\$32,900</b>	<b>\$15,700</b>	<b>\$7,900</b>
Importance Code A	\$21,200	\$4,300	\$900	\$900
Importance Code B	\$34,400	\$28,600	\$14,300	\$7,000
Importance Code C	\$18,600		\$500	
<b>Total</b>	<b>\$74,200</b>	<b>\$32,900</b>	<b>\$15,700</b>	<b>\$7,900</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	45%			LIFE	**	5	\$16,000	
	Metal Panel	5%			2054	**	5-10	\$6,100	
	Pre-Cast Concrete	10%			LIFE	**	5	\$11,600	
	Window Wall	40%			2058	**	5	\$26,700	
Windows									
	Aluminum	100%			2050	**	5	\$6,700	
Parapets									
	Metal Panel	5%			2054	**	5	\$100	
	Pre-Cast Concrete	45%			LIFE	**	5	\$3,300	
	No Component	50%							
Roof									
	Modified Bitumen	10%	Now	\$3,100	2036	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
	Location : Section Over Northeast Corner								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Northeast Corner In Childrens Area								
	Modified Bitumen	90%			2036	**	10	\$23,600	
Interior									
Floors									
	Carpet	55%			2029	**	3	\$23,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$12,300	
	Ceramic Tile	5%			2041	**	5	\$1,400	
	Vinyl Tile	30%			2036	**	3	\$3,200	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**	10	\$4,600	
	Ceramic Tile	5%			2041	**	5	\$900	
	Concrete Masonry Unit	25%			LIFE	**	5	\$3,700	
	Gypsum Board	60%			LIFE	**	5-10	\$18,800	
Ceilings									
	AcousTileSusp.Lay-In	95%			2045	**	5	\$26,700	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Basement Corridor								
	Exposed Struc: Steel	5%			LIFE	**	10	\$2,800	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
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									

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

Estimates are rounded to the nearest hundred dollars.

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

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



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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Fused Disc Sw	90%			2054	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 1200 Amperes Main Disconnect Switch</i>							
Fused Disc Sw	10%			2048	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 200 Amperes Main Disconnect Switch For Emergency</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2048	**	5	\$100	
Raceway								
Conduit	100%			2048	**	1		
Panelboards								
Fused Disc Sw	10%			2044	**	5		
Molded Case Bkrs	90%			2044	**	5	\$400	
Wiring								
Thermoplastic	100%			2048	**	1		
Motor Controllers								
Locally Mounted	100%			2041	**	5	\$100	
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2033	**	10	\$5,200	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	30%			2033	**	10	\$5,200	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	40%			2033	**	10	\$6,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Egress Lighting								
Emergency, Battery	50%			2033	**	10	\$2,300	
Exit, LED	50%			2056	**	1		
Exterior Lighting								
HID	100%			2033	**	10	\$100	
<b>Alarm</b>								
Security System								
No Component	30%							
Generic	70%			2033	**	1	\$4,900	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : C C T V Surveillance Cameras</i>							

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

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

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

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

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	

**Alarm**

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

\* \*

1-3

\$8,100

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%

2054

\* \*

1

Conversion Equipment

Hot Water Boiler

100%

2041

\* \*

1

\$9,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2044

\* \*

4

\$1,400

Terminal Devices

Air Handler

90%

2033

\* \*

1

\$10,500

Convactor/Radiator

10%

2041

\* \*

1

\$600

**Air Conditioning**

Energy Source

Electricity

100%

2050

\* \*

1

Conversion Equipment

Interior Pkg Unit -

Cooling

100%

2029

\* \*

2

\$1,200

Heat Rejection

Dry Cooler

100%

2033

\* \*

2

\$13,100

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$16,600

Exhaust Fans

Interior

70%

2033

\* \*

2

\$400

Roof

30%

2033

\* \*

2

\$200

**Plumbing**

H/C Water Piping

Brass/Copper

100%

2054

\* \*

1

Water Heater

Gas Fired

100%

2026

\$10,900

2

\$300

Sanitary Piping

Cast Iron

100%

Now

\$6,500

LIFE

\* \*

1

*Malfunctioning, Extent : Moderate, Area Affected : 5%**Location : Vent Piping Not Working Properly*

Storm Drain Piping

Cast Iron

100%

LIFE

\* \*

1

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

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

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)								
	Non-Submersible	100%			2033	* *	4	\$400	
	Sewage Ejector(s)								
	Electric	100%			2033	* *	4	\$700	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement-1							
		Explanation : One Unit							
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$9,500	
	Sprinkler								
	No Component	70%							
	Generic	30%			2054	* *	1-2	\$1,600	

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.

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : CORONA BRANCH LIBRARY  
**Address** : 38-23 104TH ST.  
**Borough** : QUEENS **Agency's Number** : C  
**Program / Asset #** : QPL0C14.000 / 13284 **Yr Built/Renovated** : 1968 / 2005  
**Area Sq Ft** : 7,080 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 08-Aug-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 1775 **Lot** : 71 **BIN** : 4044596

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$8,300	\$6,900		
Interior Architecture		\$800		\$3,600
Electrical	\$10,900	\$800	\$700	\$700
Mechanical	\$1,700	\$600	\$1,000	\$4,500
<b>Total</b>	<b>\$20,900</b>	<b>\$9,100</b>	<b>\$1,700</b>	<b>\$8,800</b>
Importance Code A	\$8,700	\$7,300	\$400	\$400
Importance Code B	\$12,200	\$1,800	\$1,400	\$8,400
Importance Code C				
<b>Total</b>	<b>\$20,900</b>	<b>\$9,100</b>	<b>\$1,700</b>	<b>\$8,800</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**CORONA BRANCH LIBRARY**  
**Asset # : 13284**

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

## Exterior

## Exterior Walls

Masonry: Brick	55%			LIFE	**	5	\$5,500	
Masonry: Brick	20%			LIFE	**	5	\$2,000	
Metal Panel	10%			2050	**	5-10	\$6,900	
Window Wall	5%			2034	**	5	\$1,900	
Window Wall	10%			2050	**	5	\$3,800	

## Roof

Metal Panel	45%			2037	**	10	\$9,300	
Modified Bitumen	55%	Now	\$7,300	2029	**			

*Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%*

*Location : Over Multipurpose Room*

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

*Location : Multipurpose Room, Librarians Area*

## Interior

## Floors

Cast in Place Concrete	5%			LIFE	**	5	\$800	
Ceramic Tile	3%			2037	**	5	\$200	
Granite Panels	5%			LIFE	**	5	\$300	
Vinyl Tile	87%			2032	**	3	\$2,300	

## Interior Walls

Concrete Masonry Unit	70%			LIFE	**	5	\$2,700	
Glass: Single Pane	3%			LIFE	**	5	\$200	
Gypsum Board	20%			LIFE	**	5	\$1,200	
Masonry: Brick	5%			LIFE	**			
Metal Panel	2%			LIFE	**			

## Ceilings

AcousTileConcealSpLn	80%			2037	**	5	\$7,000	
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*Staining/Discoloring, Extent : Moderate, Area Affected : 15%*

*Location : Reading Area*

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

*Location : Multipurpose Room, Librarians Office*

Exposed Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	15%			LIFE	**	5	\$1,300	

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

## Service Equipment

Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 400 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
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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**  
**CORONA BRANCH LIBRARY**  
**Asset # : 13284**

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									
Raceway									
	Conduit	40%			2024	\$12,700	1		
	Conduit	60%			2044	* *	1		
Panelboards									
	Molded Case Bkrs	40%			2023	\$6,100	5	\$100	
	Molded Case Bkrs	60%			2040	* *	5	\$100	
Wiring									
	Braided Cloth	10%	2-4	\$2,800	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Basement							
	Thermoplastic	90%			2044	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	50%			2029	* *	10	\$3,200	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	40%			2029	* *	10	\$2,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	Fluorescent	8%			2029	* *	10	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout Explanation : Compact Fluorescent Light Fixtures							
	HID	2%			2029	* *	10		
Egress Lighting									
	Emergency, Battery	50%			2029	* *	10	\$900	
	Exit, LED	50%			2052	* *	1		
Exterior Lighting									
	HID	100%			2029	* *	10		
Alarm									
Security System									
	Generic	100%			2029	* *	1	\$2,600	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : C C T V Surveillance Cameras							
Fire/Smoke Detection									
	Generic	100%			2029	* *	1-3	\$4,400	
		Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Smoke Detector And Manual Pull Stations							

*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**  
**CORONA BRANCH LIBRARY**  
**Asset # : 13284**

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	100%			2029	* *	1	\$3,500	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 1 Roof Top Package Unit								
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2029	* *	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$1,200	LIFE	* *	2-5	\$3,900	
	Insul. Deteriorating, Extent : Severe, Area Affected : 30%								
	Location : Roof - Water Leaking To 1st Floor								
	Exhaust Fans								
	Roof	100%			2029	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$4,100	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2024	\$1,900	4	\$400	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2034	* *	1-2	\$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.

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : DOUGLASTON / LITTLE NECK BRANCH LIBRARY  
**Address** : 249-01 NORTHERN BLVD.  
**Borough** : QUEENS **Agency's Number** : DL  
**Program / Asset #** : QPL0D16.000 / 13285 **Yr Built/Renovated** : 1962 / 2010  
**Area Sq Ft** : 7,600 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 09-Aug-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 8126 **Lot** : 87 **BIN** : 4169275

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$60,200	
Electrical		\$77,100
Mechanical	\$153,400	\$71,000
<b>Total</b>	<b>\$213,600</b>	<b>\$148,100</b>
Importance Code A	\$60,200	
Importance Code B	\$153,400	\$148,100
<b>Total</b>	<b>\$213,600</b>	<b>\$148,100</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$22,200	\$200		
Interior Architecture	\$13,000		\$4,600	\$4,100
Electrical	\$1,900	\$900	\$700	\$800
Mechanical	\$800	\$1,200	\$1,400	\$900
<b>Total</b>	<b>\$37,800</b>	<b>\$2,200</b>	<b>\$6,700</b>	<b>\$5,900</b>
Importance Code A	\$22,700	\$600	\$400	\$400
Importance Code B	\$15,100	\$1,700	\$6,300	\$5,000
Importance Code C				\$400
<b>Total</b>	<b>\$37,800</b>	<b>\$2,200</b>	<b>\$6,700</b>	<b>\$5,900</b>



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

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

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



**QUEENS PUBLIC LIBRARY - 039**  
**DOUGLSTON / LITTLE NECK BRANCH LIBRARY**  
**Asset # : 13285**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	Now	\$60,200	LIFE	**	5	\$9,800	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 15%							
	Location : West Facade							
	Painted Surfaces, Extent : Moderate, Area Affected : 25%							
	Location : West Facade							
	Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : West Facade, Chimney							
Windows								
Aluminum	98%			2040	**	5	\$400	
Metal Louvers	2%			2033	**	10		
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$600	LIFE	**	5	\$400	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
	Location : Coping							
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
	Location : Coping							
Masonry: Brick	92%	Now	\$10,600	LIFE	**	5	\$900	
	Painted Surfaces, Extent : Moderate, Area Affected : 25%							
	Location : West Parapet							
	Spalling, Extent : Moderate, Area Affected : 20%							
	Location : East Parapet							
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : East Parapet							
Pre-Cast Concrete	3%			LIFE	**	5	\$200	
Roof								
Modified Bitumen	100%			2029	**	10	\$10,900	
Interior								
Floors								
Carpet	60%			2025	\$88,300	3	\$13,700	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Cast in Place Concrete	10%			LIFE	**	5	\$2,500	
Ceramic Tile	5%			2037	**	5	\$600	
Vinyl Tile	25%			2024	\$24,500	3	\$1,100	
Interior Walls								
Ceramic Tile	5%			2037	**	5	\$900	
Concrete Masonry Unit	10%			LIFE	**	5	\$700	
Gypsum Board	75%			LIFE	**	5	\$7,900	
Masonry: Brick	10%			LIFE	**			

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**  
**DOUGLSTON / LITTLE NECK BRANCH LIBRARY**  
**Asset # : 13285**

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

AcousTileConcealSpLn	5%			2029	**	5	\$700	
AcousTileSusp.Lay-In	75%			2041	**	5	\$8,400	
AcousTileSusp.Lay-In	10%	Now	\$9,200	2044	**	5	\$600	

*Broken/Missing Elements, Extent : Moderate, Area Affected : 25%*

*Location : Pantry*

*Cracking/Crumbling, Extent : Moderate, Area Affected : 25%*

*Location : Pantry*

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*

*Location : Pantry*

Gypsum Board	10%			LIFE	**	5	\$1,400	
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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

## Service Equipment

Molded Case Bkrs	100%			2034	**	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Main Service Switch Rated @ 400 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2034	**	5	\$200	
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## Raceway

Conduit	100%			2034	**	1		
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## Panelboards

Fused Disc Sw	20%			2032	**	5		
Molded Case Bkrs	80%			2032	**	5	\$200	

## Wiring

Thermoplastic	100%			2034	**	1		
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## Motor Controllers

Locally Mounted	100%			2029	**	5	\$100	
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## Ground

## Grounding Devices

Not Accessible	100%							
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## Lighting

## Interior Lighting

Fluorescent	100%			2024	\$77,100	10	\$7,000	
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*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

## Egress Lighting

Emergency, Battery	50%			2029	**	10	\$900	
Exit, Service	50%			2029	**	1		

## Exterior Lighting

HID	100%			2024	\$29,100	10		
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## Alarm

*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**  
**DOUGLSTON / LITTLE NECK BRANCH LIBRARY**  
**Asset # : 13285**

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	

**Alarm**

Security System  
Generic

100% 2024 \$23,300 1 \$2,800  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Intrusion Alarm System, Motion Sensors*

Fire/Smoke Detection  
Generic

100% 2029 \* \* 1-3 \$4,700  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors*

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% 2034 \* \* 1

Conversion Equipment  
Hot Water Boiler

100% 2029 \* \* 1 \$3,800  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Basement Boiler Room*  
*Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100% 2032 \* \* 4 \$600

Terminal Devices

Air Handler

70% 2024 \$71,000 1 \$3,300

Convactor/Radiator

30% 2029 \* \* 1 \$700

**Air Conditioning**

Energy Source  
Electricity

100% 2032 \* \* 1

Conversion Equipment

Int Pkg Unit -  
Heating/Cooling

100% 2022 \$153,400 2 \$500  
*R-22 Refrigerant, Extent : Light, Area Affected : 100%*  
*Location : Mechanical Room*

**Ventilation**

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$4,200

Exhaust Fans

Interior

100% 2024 \$25,700 2 \$200

**Plumbing**

H/C Water Piping  
Brass/Copper

100% 2034 \* \* 1

Water Heater

Gas Fired

100% 2023 \$4,400 2 \$100

*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**  
**DOUGLASTON / LITTLE NECK BRANCH LIBRARY**  
**Asset # : 13285**

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		
	Sump Pump(s)								
	Non-Submersible	100%			2024	\$1,100	4	\$200	

*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.*

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : EAST ELMHURST BRANCH LIBRARY  
**Address** : 95-05 ASTORIA BLVD.  
**Borough** : QUEENS **Agency's Number** : EE  
**Program / Asset #** : QPL0E17.000 / 13286 **Yr Built/Renovated** : 1972 / 2006  
**Area Sq Ft** : 7,834 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 02-Aug-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 1375 **Lot** : 1 **BIN** : 4032625

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$4,600	\$800		\$22,000
Interior Architecture	\$4,100	\$300	\$7,700	\$4,100
Electrical	\$1,800	\$900	\$700	\$8,000
Mechanical	\$500	\$600	\$1,100	\$5,200
<b>Total</b>	<b>\$11,000</b>	<b>\$2,600</b>	<b>\$9,500</b>	<b>\$39,200</b>
Importance Code A	\$5,100	\$1,200	\$400	\$22,400
Importance Code B	\$5,900	\$1,400	\$8,400	\$16,800
Importance Code C			\$700	
<b>Total</b>	<b>\$11,000</b>	<b>\$2,600</b>	<b>\$9,500</b>	<b>\$39,200</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**EAST ELMHURST BRANCH LIBRARY**  
**Asset # : 13286**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%			LIFE	**	5	\$13,800	
	Window Wall	15%			2044	**	5	\$9,100	
	Windows								
	Aluminum	100%			2040	**	5	\$1,500	
	Roof								
	Modified Bitumen	100%			2032	**	10	\$22,000	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Interior									
	Floors								
	Carpet	70%			2025	\$106,100	3	\$16,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
	Ceramic Tile	5%			2033	**	5	\$600	
	Vinyl Tile	20%			2032	**	3	\$900	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Interior Walls								
	Concrete Masonry Unit	10%			LIFE	**	5	\$500	
	Folding Partition	5%			2046	**	5	\$1,500	
	Glass: Single Pane	10%			LIFE	**	5	\$900	
	Gypsum Board	75%			LIFE	**	5	\$5,200	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Ceilings								
	AcousTileConcealSpLn	95%			2041	**	5	\$13,900	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Exposed Struc: Steel	5%			LIFE	**			

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									
	Service Equipment								
	Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Switch Rated @ 400 Amperes								
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
Raceway									
	Conduit	80%			2024	\$25,400	1		
	Conduit	20%			2034	* *	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**  
**EAST ELMHURST BRANCH LIBRARY**  
**Asset # : 13286**

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									
Panelboards									
	Molded Case Bkrs	80%			2023	\$12,100	5	\$200	
	Molded Case Bkrs	20%			2032	* *	5		
Wiring									
	Thermoplastic	80%			2024	\$22,500	1		
	Thermoplastic	20%			2034	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	80%			2032	* *	10	\$5,700	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Fluorescent	5%			2032	* *	10	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Fluorescent Lighting								
	Fluorescent	15%			2032	* *	10	\$1,100	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
	Emergency, Battery	20%			2024	\$2,100	10	\$400	
	Exit, Service	80%			2019	\$900	1		
Exterior Lighting									
	HID	100%			2032	* *	10		
Alarm									
Security System									
	Generic	100%			2032	* *	1	\$2,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic	100%			2032	* *	1-3	\$4,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors								

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.  
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**  
**EAST ELMHURST BRANCH LIBRARY**  
**Asset # : 13286**

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									
	Conversion Equipment								
	Furnace	100%			2032	* *	1	\$3,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Roof Top Package Unit						
	Terminal Devices								
	Convector/Radiator	30%			2037	* *	1	\$800	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Ext Pkg Unit -	100%			2032	* *	2	\$500	
	Heating/Cooling								
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Roof Top Package Unit, R-410a Refrigerant						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,400	
	Exhaust Fans								
	Roof	100%			2032	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$4,500	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

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



Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : EAST FLUSHING BRANCH LIBRARY  
**Address** : 196-36 NORTHERN BLVD.  
**Borough** : QUEENS **Agency's Number** : EF  
**Program / Asset #** : QPL0E18.000 / 13287 **Yr Built/Renovated** : 1977 / 2007  
**Area Sq Ft** : 6,250 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 19-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5520 **Lot** : 18 **BIN** : 4124564

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Interior Architecture	\$69,000	\$68,500
Electrical		\$63,400
Mechanical	\$112,200	
<b>Total</b>	<b>\$181,200</b>	<b>\$131,900</b>
Importance Code A	\$45,700	
Importance Code B	\$135,500	\$131,900
<b>Total</b>	<b>\$181,200</b>	<b>\$131,900</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$7,600	\$1,300		\$17,500
Interior Architecture			\$1,000	
Electrical	\$7,100	\$700	\$600	\$15,900
Mechanical	\$1,300	\$900	\$2,100	\$4,400
<b>Total</b>	<b>\$16,000</b>	<b>\$2,900</b>	<b>\$3,700</b>	<b>\$37,900</b>
Importance Code A	\$7,600	\$1,600	\$300	\$17,800
Importance Code B	\$8,400	\$1,300	\$3,400	\$20,000
Importance Code C				
<b>Total</b>	<b>\$16,000</b>	<b>\$2,900</b>	<b>\$3,700</b>	<b>\$37,900</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**EAST FLUSHING BRANCH LIBRARY**  
**Asset # : 13287**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	90%			LIFE	**	5	\$9,400		
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : Throughout								
Window Wall	10%			2044	**	5	\$3,900		
Windows									
Aluminum	100%			2040	**	5	\$2,500		
Parapets									
Masonry: Brick	75%			LIFE	**	5	\$1,000		
Masonry: Limestone	5%			LIFE	**	5	\$100		
	Recent Repair Evident, Extent : Light, Area Affected : 25%								
	Location : Coping								
Metal: Cage/Fence	20%	Now	\$5,600	2044	**	5	\$900		
	Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
	Location : South Facade								
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : South Facade								
Roof									
Modified Bitumen	100%			2032	**	10	\$17,500		
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Interior									
Floors									
Cast in Place Concrete	10%			LIFE	**	5	\$2,000		
Ceramic Tile	5%			2033	**	5	\$500		
Vinyl Tile	85%			2024	\$68,500	3	\$3,000		
Interior Walls									
Ceramic Tile	3%			2033	**	5	\$400		
Concrete Masonry Unit	32%			LIFE	**	5	\$1,900		
Glass: Single Pane	10%			LIFE	**	5	\$1,100		
Gypsum Board	55%			LIFE	**	5	\$4,900		
Ceilings									
AcousTileSusp.Lay-In	90%	4+	\$69,000	2044	**	5	\$4,200		
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Worn/Eroded, Extent : Light, Area Affected : 25%								
	Location : Throughout								
Exposed Struc: Steel	10%			LIFE	**				
Electrical									
System Component Type		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									

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

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**QUEENS PUBLIC LIBRARY - 039**  
**EAST FLUSHING BRANCH LIBRARY**  
**Asset # : 13287**

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									
	Service Equipment								
	Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Ratings Available							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
	Raceway								
	Conduit	100%			2024	\$31,800	1		
	Panelboards								
	Molded Case Bkrs	90%			2023	\$13,600	5	\$100	
	Molded Case Bkrs	10%			2040	* *	5		
	Wiring								
	Braided Cloth	20%	2-4	\$5,600	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
	Thermoplastic	80%			2024	\$22,500	1		
	Motor Controllers								
	Locally Mounted	100%			2022	\$15,300	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2024	\$63,400	10	\$5,700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2029	* *	10	\$800	
	Exit, Service	50%			2029	* *	1		
	Exterior Lighting								
	HID	100%			2024	\$23,900	10		
Alarm									
	Security System								
	Generic	100%			2029	* *	1	\$2,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only							
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$3,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detector, Strobe Lights, And Pull Station							

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**QUEENS PUBLIC LIBRARY - 039**  
**EAST FLUSHING BRANCH LIBRARY**  
**Asset # : 13287**

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								
	Hot Water Boiler	100%	0-2	\$45,700	2044	**	1	\$2,800	
	Obsolete Equipment, Extent : Severe, Area Affected : 100%								
	Location : One Unit In Boiler Room								
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	**	4	\$500	
	Terminal Devices								
	Convactor/Radiator	40%			2037	**	1	\$800	
	No Component	60%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : ACUnits								
	Explanation : Air Handler Is Covered Under A C Section								
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2019	\$66,500	1	\$3,900	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2029	**	2	\$4,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
	Exhaust Fans								
	Roof	10%			2029	**	2		
	No Component	90%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		
	Water Heater								
	Gas Fired	100%			2022	\$3,600	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : FLUSHING BRANCH LIBRARY  
**Address** : 41-17 MAIN STREET @ KISSENA BLVD.  
**Borough** : QUEENS **Agency's Number** : F  
**Program / Asset #** : QPL0002.000 / 4200 **Yr Built/Renovated** : 1998 /  
**Area Sq Ft** : 58,353 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 13-Jun-2014 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,1m,2,3  
**Block** : 5043 **Lot** : 11 **BIN** : 4114282

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$37,600	\$229,800
Interior Architecture		\$232,000
Electrical	\$52,400	
Mechanical	\$48,800	\$210,100
<b>Total</b>	<b>\$138,800</b>	<b>\$671,900</b>
Importance Code A	\$37,600	\$229,800
Importance Code B	\$101,200	\$406,600
Importance Code C		\$35,500
<b>Total</b>	<b>\$138,800</b>	<b>\$671,900</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,500	\$5,400	\$12,800	
Interior Architecture	\$4,600		\$15,300	
Electrical	\$9,100	\$7,400	\$10,500	\$6,500
Mechanical	\$18,100	\$29,200	\$25,500	\$30,500
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$46,200</b>	<b>\$49,900</b>	<b>\$72,000</b>	<b>\$44,800</b>
Importance Code A	\$9,400	\$8,400	\$15,700	\$2,900
Importance Code B	\$34,300	\$41,500	\$56,200	\$42,000
Importance Code C	\$2,500			
<b>Total</b>	<b>\$46,200</b>	<b>\$49,900</b>	<b>\$72,000</b>	<b>\$44,800</b>



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 Estimates are rounded to the nearest hundred dollars.

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**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
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	\$6,500	LIFE	**	5	\$600	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Roof								
Built-Up (BUR)	90%	Now	\$37,600	2025	\$187,900			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : At Bulkheads								
Plaza Roof: Stone Panels	8%			2045	**			
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Over Conference Room A								
Explanation : Recent Repair Evident								
Skylight, Plastic	2%			2038	**	1		
Interior								
Floors								
Carpet	30%			2024	\$338,800	3	\$39,300	
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
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 2%*

*Location : Conference Room A*

Exposed Concrete	10%		LIFE	* *	5	\$1,400
Gypsum Board	20%		LIFE	* *	5	\$21,800
Metal Panel	15%		LIFE	* *	5	\$16,400

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Corridors*

*Explanation : Suspension Panels*

Metal Panel	25%		LIFE	* *	5	\$27,300
Wood	20%		LIFE	* *	5	\$152,800

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

## Service Equipment

Fused Disc Sw	50%		2045	* *	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 4000 Amperes Main Disconnect Switch*

Fused Disc Sw	50%		2045	* *	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Amperes Main Disconnect Switch For Emergency*

## Transformers

Dry Type	100%		2038	* *	5	\$200
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : 3rd Floor Mechanical Room*

*Explanation : 2- 75 Kva 208v Pri - 480/266v Sec*

## Switchgear / Switchboard

Fused Disc Sw	100%		2045	* *	5	\$300
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## Raceway

Conduit	100%		2045	* *	1	
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## Panelboards

Fused Disc Sw	10%		2041	* *	5	\$100
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Molded Case Bkrs	90%		2041	* *	5	\$1,400
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## Wiring

Thermoplastic	100%		2045	* *	1	
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## Motor Controllers

Locally Mounted	10%		2038	* *	5	
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Motor Control Center	90%		2038	* *	5	\$1,400
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## Ground

## Grounding Devices

Generic	100%		LIFE	* *	5	\$900
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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**  
**FLUSHING BRANCH LIBRARY**  
**Asset # : 4200**

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

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

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

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



**QUEENS PUBLIC LIBRARY - 039**  
**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
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2045	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2038	**	1	\$28,900	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement Boiler Room								
Explanation : 2 Units - Providing Chilled Water Also								
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$2,900	
Terminal Devices								
Air Handler	60%			2030	**	1	\$21,700	
Convactor/Radiator	30%			2038	**	1	\$5,700	
Unit Heater - Steam	10%			2030	**	4	\$500	
Air Conditioning								
Energy Source								
Natural Gas	100%			2045	**	1		
Conversion Equipment								
Absorption Chiller/Direct Fire	100%			2030	**	1	\$63,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room, Basement								
Explanation : 2 Combination Heater - Chiller Units								
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2045	**	4	\$2,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	**	1	\$36,100	
Heat Rejection								
Water Cooling Tower	100%			2026	\$210,100	2	\$58,700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof								
Explanation : 2 Units								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$32,500	
Exhaust Fans								
Interior	95%			2030	**	2	\$1,700	
Roof	5%			2025	\$4,600	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater								
Electric	100%			2020	\$48,800	4	\$500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Explanation : 2 Units								

*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**

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	\$2,300	
	Backflow Preventer								
	Generic	100%			2030	* *	1	\$3,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor Sprinkler Room								
	Explanation : Bfp								
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : C, M, L, 1-3								
	Explanation : Two Units								
Fire Suppression									
	Sprinkler								
	Generic	100%			2045	* *	1-2	\$16,400	

*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.*

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : FOREST HILLS BRANCH LIBRARY  
**Address** : 108-19 71ST AVE.  
**Borough** : QUEENS **Agency's Number** : FH  
**Program / Asset #** : QPL0F22.000 / 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

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$219,300	
Electrical		\$603,900
Mechanical		\$132,800
<b>Total</b>	<b>\$219,300</b>	<b>\$736,700</b>
Importance Code A	\$219,300	
Importance Code B		\$736,700
<b>Total</b>	<b>\$219,300</b>	<b>\$736,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$49,400		\$1,000	
Interior Architecture	\$7,700	\$1,300	\$6,200	\$9,600
Electrical	\$20,700	\$2,000	\$2,500	\$17,100
Mechanical	\$6,300	\$5,400	\$8,000	\$16,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$88,000</b>	<b>\$12,700</b>	<b>\$21,600</b>	<b>\$47,600</b>
Importance Code A	\$50,500	\$1,100	\$2,100	\$1,100
Importance Code B	\$37,500	\$11,600	\$19,500	\$45,000
Importance Code C				\$1,500
<b>Total</b>	<b>\$88,000</b>	<b>\$12,700</b>	<b>\$21,600</b>	<b>\$47,600</b>



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

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

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

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

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
<b>Exterior Walls</b>								
Masonry: Brick	82%	Now	\$173,500	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	\$19,200	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	
<b>Windows</b>								
Aluminum	97%			2046	**	5	\$2,100	
Metal Louvers	3%			2033	**	10	\$400	
<b>Parapets</b>								
Masonry: Brick	95%	Now	\$45,800	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	
<b>Roof</b>								
Modified Bitumen	100%			2029	**	10	\$23,800	
<b>Interior</b>								
<b>Floors</b>								
Carpet	50%			2025	\$198,800	3	\$30,800	
Cast in Place Concrete	7%			LIFE	**	5	\$4,700	
Ceramic Tile	3%			2037	**	5	\$900	
Terrazzo	5%			LIFE	**	5	\$1,200	
Vinyl Tile	35%			2032	**	3	\$4,000	
<b>Interior Walls</b>								
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	**			
<b>Ceilings</b>								
AcousTileSusp.Lay-In	40%			2041	**	5	\$12,300	
Plaster	60%			LIFE	**	5	\$11,500	

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

**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**  
**FOREST HILLS BRANCH LIBRARY**  
**Asset # : 13290**

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2024	\$2,600	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Nameplate Rating Available							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2024	\$32,700	5	\$600	
	Raceway								
	Conduit	90%			2024	\$28,600	1		
	Conduit	10%			2034	* *	1		
	Panelboards								
	Fused Disc Sw	20%			2023	\$4,500	5	\$100	
	Molded Case Bkrs	20%			2032	* *	5	\$100	
	Molded Case Bkrs	60%			2023	\$13,600	5	\$300	
	Wiring								
	Braided Cloth	65%	2-4	\$18,300	2049	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Thermoplastic	35%			2034	* *	1		
	Motor Controllers								
	Locally Mounted	10%			2022	\$4,600	5		
	Motor Control Center	90%			2022	\$10,200	5	\$500	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2024	\$218,100	10	\$19,700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	2%			2024	\$4,500	10	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Staircase							
		Explanation : Compact Fluorescent Lighting							
	Egress Lighting								
	Emergency, Battery	50%			2024	\$15,000	10	\$2,600	
	Exit, Service	50%			2024	\$1,600	1		
	Exterior Lighting								
	HID	100%			2024	\$83,900	10	\$100	
Alarm									
	Security System								
	Generic	100%			2024	\$67,200	1	\$8,200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only							

*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**  
**FOREST HILLS BRANCH LIBRARY**  
**Asset # : 13290**

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

**Alarm**

Fire/Smoke Detection  
Generic

100% 2024 \$230,200 1-3 \$13,500

*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		
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

Hot Water Boiler

100%

2041

\*\*

1

\$10,900

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Boiler Room*

*Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2040

\*\*

4

\$1,600

Terminal Devices

Air Handler

60%

2029

\*\*

1

\$8,100

Convactor/Radiator

40%

2037

\*\*

1

\$2,800

**Air Conditioning**

Energy Source

Electricity

100%

2040

\*\*

1

Conversion Equipment

Int Pkg Unit -

Heating/Cooling

30%

2025

\$132,800

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 30%*

*Location : Basement And Penthouse*

Reciprocating

Compr/Chiller

70%

2029

\*\*

1

\$7,100

*R-22 Refrigerant, Extent : Light, Area Affected : 70%*

*Location : Basement*

Terminal Devices

Air Handler/Cool/Ht

70%

2029

\*\*

1

\$9,500

No Component

30%

Heat Rejection

Air Cooled Condenser

70%

2029

\*\*

2

\$10,700

Unit

No Component

30%

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\*\*

2-5

\$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.*

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

**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
Ventilation									
	Exhaust Fans								
	Interior	50%			2029	* *	2	\$300	
	Roof	50%			2029	* *	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2050	* *	1		
	Galvanized Steel	20%			2029	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$12,700	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	* *	4	\$700	
	Sewage Ejector(s)								
	Electric	100%			2032	* *	4	\$1,300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit							
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.*

*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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : GLEN OAKS BRANCH LIBRARY  
**Address** : 256-04 UNION TURNPIKE  
**Borough** : QUEENS **Agency's Number** : GK  
**Program / Asset #** : QPL0G24.000 / 13291 **Yr Built/Renovated** : 2012 /  
**Area Sq Ft** : 18,000 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 12-Apr-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 8693 **Lot** : 10 **BIN** : 4177530

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$39,800
<b>Total</b>		<b>\$39,800</b>
Importance Code A		\$39,800
<b>Total</b>		<b>\$39,800</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture				\$2,600
Interior Architecture		\$4,300		\$4,500
Electrical	\$400	\$300	\$300	\$800
Mechanical	\$3,800	\$3,700	\$5,500	\$3,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$8,100</b>	<b>\$12,300</b>	<b>\$9,800</b>	<b>\$15,000</b>
Importance Code A	\$900	\$900	\$900	\$3,500
Importance Code B	\$7,200	\$11,400	\$8,900	\$11,100
Importance Code C				\$400
<b>Total</b>	<b>\$8,100</b>	<b>\$12,300</b>	<b>\$9,800</b>	<b>\$15,000</b>



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

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

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



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

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

## Exterior

## Exterior Walls

Cement-Fiber Panel	75%			2037	**	10	\$39,800	
Metal/Glass Curt Wall	25%			LIFE	**	5	\$8,000	

## Parapets

Metal Panel	100%			2057	**	5	\$5,100	
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## Roof

Modified Bitumen	100%			2037	**	10	\$12,800	
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## Interior

## Floors

Carpet	60%			2029	**	3	\$12,800	
Ceramic Tile	5%			2042	**	5	\$700	
Sheet Vinyl/Rubber	35%			2037	**	5	\$7,500	

## Interior Walls

Ceramic Tile	5%			2042	**	5	\$800	
Gypsum Board	45%			LIFE	**	5	\$4,400	
No Component	50%							

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Throughout*

*Explanation : Exterior Glass Wall*

## Ceilings

Embossed Metal	100%			LIFE	**	5	\$6,300	
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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%			2057	**	5	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amperes Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%			2057	**	5	\$100	
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## Raceway

Conduit	100%			2057	**	1		
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## Panelboards

Fused Disc Sw	5%			2052	**	5		
Molded Case Bkrs	95%			2052	**	5	\$500	

## Wiring

Thermoplastic	100%			2057	**	1		
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## Motor Controllers

Locally Mounted	100%			2047	**	5	\$100	
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$300	
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## Lighting

*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**  
**GLEN OAKS BRANCH LIBRARY**  
**Asset # : 13291**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	90%			2037	**	10	\$14,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2037	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$2,200	
Exit, LED	50%			2067	**	1		
Exterior Lighting								
HID	100%			2037	**	10	\$100	
<b>Alarm</b>								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$1,300	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2037	**	1-3	\$2,300	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$8,900	
Distribution								
Hot Wtr Piping/Pump	100%			2052	**	4	\$1,300	
Terminal Devices								
Air Handler	80%			2037	**	1	\$8,900	
Convactor/Radiator	20%			2047	**	1	\$1,200	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2037	**	2	\$1,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2037	**	1	\$11,100	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,000	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2037	* *	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$10,400	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2037	* *	4	\$700	
	Backflow Preventer								
	Generic	100%			2037	* *	1	\$1,100	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-2							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	60%							
	Generic	40%			2057	* *	1-2	\$2,000	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : GLENDALE BRANCH LIBRARY  
**Address** : 78-60 73RD PL.  
**Borough** : QUEENS **Agency's Number** : GL  
**Program / Asset #** : QPL0G25.000 / 13292 **Yr Built/Renovated** : 1935 / 2008  
**Area Sq Ft** : 10,134 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 09-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,1m  
**Block** : 3696 **Lot** : 47 **BIN** : 4090100

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$116,800	
Interior Architecture	\$60,500	\$39,200
Electrical		\$43,900
Mechanical		\$139,900
<b>Total</b>	<b>\$177,300</b>	<b>\$223,000</b>
Importance Code A	\$116,800	
Importance Code B	\$60,500	\$223,000
<b>Total</b>	<b>\$177,300</b>	<b>\$223,000</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$56,600	\$100	\$1,000	
Interior Architecture	\$22,600	\$1,900	\$400	\$3,600
Electrical	\$11,200	\$300	\$300	\$400
Mechanical	\$5,000	\$1,600	\$2,500	\$1,800
Site Enclosure	\$34,500			
Site Pavements	\$500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$134,400</b>	<b>\$7,800</b>	<b>\$8,100</b>	<b>\$9,700</b>
Importance Code A	\$57,600	\$1,100	\$2,000	\$1,000
Importance Code B	\$30,300	\$6,700	\$6,100	\$8,700
Importance Code C	\$46,500			
<b>Total</b>	<b>\$134,400</b>	<b>\$7,800</b>	<b>\$8,100</b>	<b>\$9,700</b>



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$116,800	LIFE	**	5	\$19,100	1
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Various								
Diagonal Cracks, Extent : Moderate, Area Affected : 5%								
Location : Northwest Corner, Chimney								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Throughout								
Rusting Masonry Supt, Extent : Severe, Area Affected : 25%								
Location : At Window Openings Throughout								
Masonry: Limestone	5%			LIFE	**	5	\$1,600	
Stucco Cement	5%	Now	\$6,200	2033	**	5	\$1,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%								
Location : South Wall Above Roof								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : South Wall Above Roof								
Windows								
Aluminum	90%			2036	**	5	\$2,100	
Aluminum	10%			2050	**	5	\$200	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$30,800	
Metal Panel	5%			2054	**	5	\$900	
Roof								
Asphalt Shingle	5%			2037	**	10	\$100	
Clay Tile	20%			2038	**	10	\$2,600	
Modified Bitumen	75%	0-2	\$22,900	2033	**			1
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : Main Roof								
Interior								
Floors								
Carpet	40%			2024	\$78,500	3	\$12,100	
Carpet	15%			2029	**	3	\$3,400	
Cast in Place Concrete	10%			LIFE	**	5	\$6,600	
Ceramic Tile	5%			2031	**	5	\$800	
Vinyl Tile	30%			2028	\$39,200	3	\$2,300	
Interior Walls								
Gypsum Board	10%			LIFE	**	5-10	\$1,800	
Plaster	5%	Now	\$400	LIFE	**	5	\$200	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%								
Location : Roof Stair, Main Library @ Windows								
Water Penetration, Extent : Moderate, Area Affected : 20%								
Location : Roof Stair, Main Library At Windows								
Plaster	70%			LIFE	**	5-10	\$6,400	
Wood	15%			LIFE	**	5	\$13,000	

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**  
**GLENDALÉ BRANCH LIBRARY**  
**Asset # : 13292**

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%			2045	**	5	\$1,500	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Childrens Reading Area					
	Exposed Struc: Wood	15%			LIFE	**	10	\$3,400	
	Plaster	75%	0-2	\$60,500	LIFE	**	5	\$7,100	
				Cracking/Crumbling, Extent : Severe, Area Affected : 20%					
				Location : Library Area, Mezzanine & Various					
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	2-4	\$33,700	2054	**			
				Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
				Location : Various					
				Jnt Mortar Miss/Erod, Extent : Severe, Area Affected : 30%					
				Location : Various					
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$800	2048	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Various					
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : Various					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	90%	2-4	\$300	2041	**			
				Loose/Delam Surface, Extent : Severe, Area Affected : 5%					
				Location : Myrtle Ave					
	Masonry: Granite	10%	4+	\$200	LIFE	**			
				Caulking Deteriorated, Extent : Severe, Area Affected : 100%					
				Location : Main Entry Steps					

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									
	Service Equipment								
	Molded Case Bkrs	100%			2028	\$1,500	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$32,700	5	\$300	
	Raceway								
	Conduit	80%			2028	\$25,400	1		
	Conduit	20%			2048	* *	1		

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

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									
Panelboards									
	Fused Disc Sw	5%			2044	* *	5		
	Molded Case Bkrs	80%			2027	\$12,100	5	\$200	
	Molded Case Bkrs	15%			2044	* *	5		
Wiring									
	Thermoplastic	80%			2028	\$22,500	1		
	Thermoplastic	20%			2048	* *	1		
Ground									
Grounding Devices									
	Generic	100%	2-4	\$9,600	LIFE	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	85%			2038	* *	10	\$7,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2028	\$5,100	10	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Compact Flourescent Lighting									
	Fluorescent	10%			2033	* *	10	\$900	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Childrens Room									
Egress Lighting									
	Emergency, Battery	50%			2023	\$6,900	10	\$1,200	
	Exit, LED	5%			2068	* *	1		
	Exit, Service	45%			2023	\$700	1		
Exterior Lighting									
	HID	100%			2023	\$38,800	10		
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2023	\$21,700	1	\$2,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion Alarm Only									

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%			2048	* *	1		

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

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									
	Conversion Equipment								
	Steam Boiler	100%			2033	* *	1	\$10,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Central Plant Steam	100%			2038	* *	4	\$500	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	100%			2033	* *	1	\$3,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit -	80%			2028	\$62,300	2	\$500	
	Cooling		R-22 Refrigerant, Extent : Light, Area Affected : 80%						
			Location : Roof						
	Split Unit	20%			2023	\$41,100			
			R-22 Refrigerant, Extent : Light, Area Affected : 20%						
			Location : Basement						
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2023	\$36,600	1	\$700	
	No Component	80%							
	Heat Rejection								
	Dry Cooler	20%			2023	\$10,500	2	\$1,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,900	
	Exhaust Fans								
	Roof	30%			2033	* *	2	\$100	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$5,900	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$1,500	4	\$300	

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**QUEENS PUBLIC LIBRARY - 039**  
**GLENDALe BRANCH LIBRARY**  
**Asset # : 13292**

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									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2028	\$200	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
Fixtures									
	Generic	100%							

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Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : HILLCREST BRANCH LIBRARY  
**Address** : 187-05 UNION TURNPIKE  
**Borough** : QUEENS **Agency's Number** : H  
**Program / Asset #** : QPL0H26.000 / 13293 **Yr Built/Renovated** : 1980 / 2006  
**Area Sq Ft** : 7,598 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 26-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 7204 **Lot** : 40 **BIN** : 4155032

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$73,200	\$3,900
Mechanical	\$91,100	
<b>Total</b>	<b>\$164,300</b>	<b>\$3,900</b>
Importance Code B	\$164,300	\$3,900
<b>Total</b>	<b>\$164,300</b>	<b>\$3,900</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$22,200	\$900		\$700
Interior Architecture	\$9,400	\$100		\$3,800
Electrical	\$61,000	\$900	\$700	\$16,000
Mechanical	\$12,100	\$1,300	\$2,500	\$13,300
<b>Total</b>	<b>\$104,700</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$33,800</b>
Importance Code A	\$22,700	\$1,300	\$400	\$1,100
Importance Code B	\$82,000	\$1,900	\$2,800	\$32,800
Importance Code C				
<b>Total</b>	<b>\$104,700</b>	<b>\$3,200</b>	<b>\$3,200</b>	<b>\$33,800</b>



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**QUEENS PUBLIC LIBRARY - 039**  
**HILLCREST BRANCH LIBRARY**  
**Asset # : 13293**

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

## Exterior

## Exterior Walls

Masonry: Brick	75%			LIFE		**	5	\$9,100	
Pre-Cast Concrete	25%			LIFE		**	5	\$9,900	

## Windows

Aluminum	100%			2032		**	5	\$1,300	
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## Parapets

Metal Panel	50%			2050		**	5	\$1,900	
Metal Panel	50%			2044		**	5	\$1,900	

## Roof

Modified Bitumen	100%	Now		\$21,300	2032	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : North And East Sides</i>									
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout</i>									
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : North And East Sides</i>									

## Interior

## Floors

Carpet	85%			2025		\$98,200	3	\$15,200	
Cast in Place Concrete	5%			LIFE		**	5	\$1,000	
Ceramic Tile	5%			2033		**	5	\$400	
Vinyl Tile	5%			2032		**	3	\$200	

## Interior Walls

Ceramic Tile	3%			2033		**	5	\$400	
Concrete Masonry Unit	82%			LIFE		**	5	\$3,900	
Gypsum Board	10%			LIFE		**	5	\$700	
Masonry: Brick	5%			LIFE		**			

## Ceilings

AcousTileConcealSpLn	95%			2029		**	5	\$11,200	
Gypsum Board	5%			LIFE		**	5	\$600	

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

## Service Equipment

Molded Case Bkrs	100%			2024		\$1,500	5	\$200	
<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		\$32,700	5	\$200	
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## Raceway

Conduit	10%			2034		**	1		
Conduit	90%			2024		\$28,600	1		

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**QUEENS PUBLIC LIBRARY - 039**  
**HILLCREST BRANCH LIBRARY**  
**Asset # : 13293**

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									
Panelboards									
	Molded Case Bkrs	100%			2023	\$15,100	5	\$200	
Wiring									
	Thermoplastic	10%			2034	* *	1		
	Thermoplastic	90%			2024	\$25,300	1		
Motor Controllers									
	Locally Mounted	100%			2022	\$15,300	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	95%			2019	\$73,200	10	\$6,600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2024	\$3,900	10	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Compact Fluorescent Lighting							
Egress Lighting									
	Exit, Service	100%			2019	\$1,100	1		
Exterior Lighting									
	HID	100%			2019	\$29,100	10		
Alarm									
Security System									
	Generic	100%			2019	\$23,300	1	\$2,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only, Motion Sensors							
Fire/Smoke Detection									
	Generic	100%			2032	* *	1-3	\$4,700	
		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			
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%			2034	* *	1		

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

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**QUEENS PUBLIC LIBRARY - 039**  
**HILLCREST BRANCH LIBRARY**  
**Asset # : 13293**

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								
Conversion Equipment								
Furnace	30%			2029	**	1	\$1,100	
	Other Observation, Extent : Light, Area Affected : 30%							
	Location : Roof							
	Explanation : 1 Roof Top Package Unit							
Hot Water Boiler	70%			2029	**	1	\$2,600	
	Other Observation, Extent : Light, Area Affected : 70%							
	Location : Boiler Room							
	Explanation : 1 Unit							
Distribution								
Hot Wtr Piping/Pump	70%			2032	**	4	\$400	
No Component	30%							
Terminal Devices								
Air Handler	50%			2019	\$50,700	1	\$2,400	
Convactor/Radiator	20%			2022	\$7,700	1	\$500	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2032	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2029	**	1	\$2,500	
	R-22 Refrigerant, Extent : Light, Area Affected : 70%							
	Location : Mechanical Room							
Ext Pkg Unit - Heating/Cooling	30%			2029	**	2	\$100	
	R-22 Refrigerant, Extent : Light, Area Affected : 30%							
	Location : Roof							
Terminal Devices								
Air Handler/Cool/Ht	50%			2019	\$40,400	1	\$2,400	
No Component	50%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2019	\$10,200	2	\$3,700	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	70%			2024	\$18,000	2	\$200	
Roof	30%			2024	\$3,600	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,400	2	\$100	

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

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**QUEENS PUBLIC LIBRARY - 039**  
**HILLCREST BRANCH LIBRARY**  
**Asset # : 13293**

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		
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2024	\$200	1	\$100	
	Other Observation, Extent : Light, Area Affected : 10%								
	Location : Boiler Room								
	Explanation : For Boiler Only								
	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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : HOLLIS BRANCH LIBRARY  
**Address** : 202-05 HILLSIDE AVE.  
**Borough** : QUEENS **Agency's Number** : HO  
**Program / Asset #** : QPL0H27.000 / 13294 **Yr Built/Renovated** : 1973 / 1990  
**Area Sq Ft** : 7,930 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 06-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 10532 **Lot** : 20 **BIN** : 4224387

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$94,100
Electrical		\$142,000
Mechanical		\$142,400
<b>Total</b>		<b>\$378,500</b>
Importance Code A		\$58,000
Importance Code B		\$320,500
<b>Total</b>		<b>\$378,500</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$400		\$4,100
Interior Architecture			\$2,100	\$5,300
Electrical	\$600	\$600	\$800	\$31,200
Mechanical	\$1,100	\$6,800	\$4,300	\$2,400
<b>Total</b>	<b>\$1,700</b>	<b>\$7,800</b>	<b>\$7,200</b>	<b>\$43,000</b>
Importance Code A	\$400	\$800	\$400	\$4,600
Importance Code B	\$1,300	\$7,000	\$6,300	\$38,400
Importance Code C			\$500	
<b>Total</b>	<b>\$1,700</b>	<b>\$7,800</b>	<b>\$7,200</b>	<b>\$43,000</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**HOLLIS BRANCH LIBRARY**  
**Asset # : 13294**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	90%			LIFE	* *	5	\$19,600	
	Metal Panel	5%			2047	* *	5-10	\$7,500	
	Window Wall	5%			2047	* *	5	\$4,100	
	Windows								
	Aluminum	100%			2035	* *	5	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout								
	Explanation : Thermally Inefficient								
	Roof								
	Modified Bitumen	100%			2035	* *	10	\$23,500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Throughout								
Interior									
	Floors								
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,300	
	Ceramic Tile	3%			2036	* *	5	\$400	
	Vinyl Tile	92%			2027	\$94,100	3	\$4,100	
	Interior Walls								
	Ceramic Tile	5%			2036	* *	5	\$1,100	
	Concrete Masonry Unit	40%			LIFE	* *	5	\$3,500	
	Glass: Single Pane	5%			LIFE	* *	5	\$800	
	Masonry: Brick	50%			LIFE	* *			
	Ceilings								
	AcousTileSusp.Lay-In	90%			2032	* *	5	\$10,700	
	Exposed Struc: Steel	10%			LIFE	* *			
Site									
	Enclosure								
	Fence/Gates								
	Chain link	100%			2037	* *			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2032	* *			
	On-Site Walkways								
	Cast in Place Concrete	100%			2032	* *			

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									
	Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,500	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Rated @ 300 Amperes.								
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$32,700	5	\$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**  
**HOLLIS BRANCH LIBRARY**  
**Asset # : 13294**

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									
	Raceway								
	Conduit	100%			2027	\$31,800	1		
	Panelboards								
	Molded Case Bkrs	85%			2026	\$12,900	5	\$200	
	Molded Case Bkrs	15%			2043	* *	5		
	Wiring								
	Thermoplastic	100%			2027	\$28,100	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	99%			2027	\$79,600	10	\$7,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T12 Lamp							
	HID	1%			2027	\$500	10		
	Egress Lighting								
	Emergency, Battery	50%			2027	\$5,400	10	\$1,000	
	Exit, Service	50%			2027	\$600	1		
	Exterior Lighting								
	HID	100%			2022	\$30,300	10		
Alarm									
	Security System								
	Generic	100%			2032	* *	1	\$3,000	
	Fire/Smoke Detection								
	No Component	25%							
	Generic, Digital	75%			2027	\$62,400	1-3	\$3,700	
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%			2037	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2025	\$58,000	1	\$3,900	
	Distribution								
	Hot Wtr Piping/Pump	100%			2026	\$11,700	4	\$400	
	Terminal Devices								
	Convactor/Radiator	40%			2025	\$16,100	1	\$1,000	
	No Component	60%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	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**  
**HOLLIS BRANCH LIBRARY**  
**Asset # : 13294**

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									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$10,300	
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$84,400	1	\$4,900	
Heat Rejection									
	Air Cooled Condenser Unit	100%			2032	**	2	\$5,500	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
Exhaust Fans									
	Roof	100%			2027	\$12,500	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2037	**	1		
Water Heater									
	Gas Fired	100%			2020	\$4,600	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 30 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2032	**	1	\$500	
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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : HOWARD BEACH BRANCH LIBRARY  
**Address** : 92-06 156TH AVE.  
**Borough** : QUEENS **Agency's Number** : HB  
**Program / Asset #** : QPL0H28.000 / 13295 **Yr Built/Renovated** : 1979 / 1998  
**Area Sq Ft** : 8,500 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 03-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 13957 **Lot** : 1 **BIN** : 4292455

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Electrical		\$158,200
<b>Total</b>		<b>\$158,200</b>
Importance Code B		\$158,200
<b>Total</b>		<b>\$158,200</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture		\$500		\$30,000
Interior Architecture	\$15,600	\$5,700	\$700	
Electrical	\$800	\$900	\$1,000	\$1,000
Mechanical	\$2,000	\$3,000	\$5,200	\$3,000
<b>Total</b>	<b>\$18,500</b>	<b>\$10,200</b>	<b>\$6,900</b>	<b>\$34,100</b>
Importance Code A	\$400	\$900	\$400	\$30,500
Importance Code B	\$18,000	\$9,300	\$6,100	\$3,500
Importance Code C			\$400	
<b>Total</b>	<b>\$18,500</b>	<b>\$10,200</b>	<b>\$6,900</b>	<b>\$34,100</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**HOWARD BEACH BRANCH LIBRARY**  
**Asset # : 13295**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$11,800	
Metal Panel	5%			2047	**	5-10	\$4,500	
Window Wall	5%			2047	**	5	\$2,500	
Windows								
Aluminum	100%			2043	**	5	\$1,000	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$800	
Metal Rail	5%			2040	**	5-10	\$800	
Roof								
Modified Bitumen	100%			2032	**	10	\$27,500	
<b>Interior</b>								
Floors								
Carpet	90%			2026	\$148,100	3	\$17,200	
Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
Ceramic Tile	5%			2036	**	5	\$600	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$800	
Concrete Masonry Unit	95%			LIFE	**	5	\$5,800	
Ceilings								
AcousTileConcealSpLn	75%	0-2	\$15,600	2047	**	5	\$6,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	25%			LIFE	**			
<b>Site Pavements</b>								
Public Sidewalk								
Cast in Place Concrete	100%			2040	**			

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2037	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,700	5	\$200	
Raceway								
Conduit	100%			2037	**	1		
Panelboards								
Molded Case Bkrs	100%			2035	**	5	\$200	
Wiring								
Thermoplastic	100%			2037	**	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**  
**HOWARD BEACH BRANCH LIBRARY**  
**Asset # : 13295**

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									
	Motor Controllers								
	Locally Mounted	50%			2032	* *	5		
	Locally Mounted	50%			2025	\$7,700	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Water Main							
		Explanation : Connected With Main Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2027	\$69,000	10	\$6,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : T-12 Lamps							
	LED	20%			2032	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Boiler Room							
	Egress Lighting								
	Exit, Service	50%			2027	\$600	1		
	Exit, Battery	50%			2027	\$2,000	10	\$300	
	Exterior Lighting								
	HID	100%			2027	\$32,500	10		
Alarm									
	Security System								
	Generic	100%			2027	\$26,100	1	\$3,200	
	Fire/Smoke Detection								
	Generic, Analog	100%			2027	\$89,200	1-3	\$5,200	
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%			2047	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2040	* *	1	\$4,200	
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	* *	4	\$600	
	Terminal Devices								
	Air Handler	70%			2032	* *	1	\$3,700	
	Convactor/Radiator	30%			2040	* *	1	\$800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	* *	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**  
**HOWARD BEACH BRANCH LIBRARY**  
**Asset # : 13295**

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								
Reciprocating Compr/Chiller	100%			2032	**	1	\$3,900	
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$11,100	
Terminal Devices								
Air Handler/Cool/Ht	100%			2032	**	1	\$5,300	
Heat Rejection								
Dry Cooler	100%			2032	**	2	\$5,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,700	
Exhaust Fans								
Interior	50%			2032	**	2	\$100	
Roof	50%			2032	**	2	\$100	
Plumbing								
H/C Water Piping								
Galvanized Steel	100%			2040	**	1		
Water Heater								
Gas Fired	100%			2025	\$4,900	2	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : 1-40 Gallon								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	95%							
Generic	5%			2032	**	1		
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : Boiler								
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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : JACKSON HEIGHTS BRANCH LIBRARY  
**Address** : 35-51 81ST ST.  
**Borough** : QUEENS **Agency's Number** : JH  
**Program / Asset #** : QPL0J29.000 / 13296 **Yr Built/Renovated** : 1954 / 1999  
**Area Sq Ft** : 16,442 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 08-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1281 **Lot** : 48 **BIN** : 4029693

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$336,300	\$128,800
Interior Architecture	\$59,600	\$42,400
Electrical		\$209,400
Mechanical		\$400,900
<b>Total</b>	<b>\$395,800</b>	<b>\$781,500</b>
Importance Code A	\$336,300	\$128,800
Importance Code B	\$59,600	\$652,700
<b>Total</b>	<b>\$395,800</b>	<b>\$781,500</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$56,500		\$1,100	
Interior Architecture	\$16,900	\$4,300	\$4,100	\$2,900
Electrical	\$29,100	\$1,100	\$1,100	\$1,500
Mechanical	\$10,500	\$3,200	\$6,300	\$2,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$116,900</b>	<b>\$12,500</b>	<b>\$16,500</b>	<b>\$11,200</b>
Importance Code A	\$57,400	\$800	\$1,900	\$800
Importance Code B	\$49,100	\$11,700	\$14,700	\$10,200
Importance Code C	\$10,500			\$200
<b>Total</b>	<b>\$116,900</b>	<b>\$12,500</b>	<b>\$16,500</b>	<b>\$11,200</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	67%			LIFE	**	5	\$29,500	
	Masonry: Limestone	25%	Now	\$61,000	LIFE	**	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : West Facade								
	Metal Panel	3%			2048	**	5-10	\$4,500	
	Granite Panels	5%			LIFE	**	5	\$1,700	
Windows									
	Aluminum	97%	0-2	\$230,600	2053	**	5	\$2,700	
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Metal Louvers	3%			2031	**	10	\$1,100	
Parapets									
	Masonry: Brick	80%	Now	\$44,700	LIFE	**	5	\$3,800	
	Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Interior Face Of South Parapet								
	Spalling, Extent : Light, Area Affected : 10%								
	Location : Interior Face Of West And South Parapets								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Interior Face								
	Masonry: Limestone	15%	Now	\$15,200	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Coping At East Parapet								
	Metal Rail	5%			2033	**	5-10	\$4,300	
Roof									
	Modified Bitumen	100%	Now	\$25,800	2028	\$128,800			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Over First Floor								
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%								
	Location : Front Entrance Soffit Area								

## Interior

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2024	\$47,700	3	\$7,400	
	Carpet	35%			2029	* *	3	\$12,900	
	Cast in Place Concrete	3%			LIFE	* *	5	\$3,200	
	Ceramic Tile	2%			2037	* *	5	\$500	
	Quarry Tile	20%			2041	* *	5	\$7,400	
	Terrazzo	5%			LIFE	* *	5	\$1,900	
	Vinyl Tile	20%			2023	\$42,400	3	\$2,500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 9x9 Units									
Interior Walls									
	Ceramic Tile	2%			2037	* *	5	\$400	
	Concrete Masonry Unit	5%			LIFE	* *	5	\$800	
	Glass: Single Pane	3%			LIFE	* *	5	\$900	
	Glazed Ceramic Panel	5%			LIFE	* *	10	\$900	
	Plaster	75%			LIFE	* *	5-10	\$12,200	
	SGFT/Glazed Masonry	10%			LIFE	* *	10	\$1,000	
Ceilings									
	AcousTileSusp.Lay-In	3%			2041	* *	5	\$700	
	Exposed Concrete	5%			LIFE	* *	5-10	\$1,500	
	Plaster	92%	4+	\$59,600	LIFE	* *	5	\$14,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Main Library Area 1st Floor @ Window Interior Soffits North Facade									
Site Enclosure									
Fence/Gates									
	Chain link	100%			2048	* *			
Retaining Walls									
	Cast in Place Concrete	100%			2063	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	* *			

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

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		
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	45%			2028	\$700	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch							
	Fused Disc Sw	10%			2028	\$200	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch For Emergency							
	Molded Case Bkrs	45%			2028	\$700	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2028	\$32,700	5	\$400	
Raceway									
	Conduit	95%			2028	\$30,200	1		
	Conduit	5%			2048	* *	1		
Panelboards									
	Fused Disc Sw	5%			2027	\$800	5		
	Molded Case Bkrs	90%			2027	\$13,600	5	\$400	
	Molded Case Bkrs	5%			2044	* *	5		
Wiring									
	Braided Cloth	90%	2-4	\$25,300	2053	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	10%			2048	* *	1		
Motor Controllers									
	Locally Mounted	100%			2026	\$30,600	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$500	
Lighting									

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

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

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

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

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	2%			2023	\$3,300	10	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lighting							
	Fluorescent	8%			2038	* *	10	\$1,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Ballast & Bulb New But Fixtures Are Old							
	LED	90%			2038	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Ballast & Bulb New But Fixtures Are Old							
Egress Lighting									
	Emergency, Battery	50%			2023	\$11,200	10	\$2,000	
	Exit, Service	45%			2023	\$1,100	1		
	Exit, Service	5%			2038	* *	1		
Exterior Lighting									
	Incandescent	100%			2023	\$53,400	2		
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2028	\$35,300	1	\$4,300	
Fire/Smoke Detection									
	No Component	30%							
	Generic, Digital	70%			2028	\$120,800	1-3	\$7,300	

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%			2048	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$8,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	* *	4	\$1,200	
	Terminal Devices								
	Air Handler	60%			2028	\$131,600	1	\$6,100	
	Convactor/Radiator	40%			2033	* *	1	\$2,100	
Air Conditioning									

*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**  
**JACKSON HEIGHTS BRANCH LIBRARY**  
**Asset # : 13296**

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									
	Energy Source								
	Electricity	100%			2036	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2023	\$79,400	1	\$4,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 60% Location : Basement A C Room							
	Exterior Pkg Unit - Cooling	40%			2033	* *	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 40% Location : Roof							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2028	\$105,000	1	\$6,100	
	No Component	40%							
Heat Rejection									
	Dry Cooler	100%			2023	\$84,800	2	\$11,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$14,500	
	Exhaust Fans								
	Interior	60%			2028	\$33,300	2	\$300	
	Roof	40%			2028	\$10,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Electric	100%			2023	\$13,700	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Compressed Air	100%			2038	* *	4	\$200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement, 1, 2 Explanation : One Unit							

*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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

<b>Asset Name</b>	<b>: KEW GARDENS HILLS BRANCH LIBRARY</b>		
<b>Address</b>	<b>: 72-33 VLEIGH PL.</b>		
<b>Borough</b>	<b>: QUEENS</b>	<b>Agency's Number</b>	<b>: KW</b>
<b>Program / Asset #</b>	<b>: QPL0V60.000 / 13318</b>	<b>Yr Built/Renovated</b>	<b>: 1967 / 2016</b>
<b>Area Sq Ft</b>	<b>: 8,090</b>	<b>Project Type</b>	<b>: QUEENS PUBLIC LIBRARY</b>
<b>Date of Survey</b>	<b>: 05-Apr-2016</b>	<b>Landmark Status</b>	<b>: NONE</b>
<b>Areas Surveyed</b>	<b>: Floors 1</b>		
<b>Block</b>	<b>: 6660</b>	<b>Lot</b>	<b>: 5</b>
		<b>BIN</b>	<b>: 4144059</b>

**CAPITAL****Total**

Importance Code

**Total****EXPENSE****Total**

Importance Code

**Total**

*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**  
**KEW GARDENS HILLS BRANCH LIBRARY**  
**Asset # : 13318**

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

## Exterior

## Exterior Walls

Under Construction 100%

## Windows

Under Construction 100%

## Parapets

Under Construction 100%

## Roof

Under Construction 100%

## Interior

## Floors

Under Construction 100%

## Interior Walls

Under Construction 100%

## Ceilings

Under Construction 100%

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

## Service Equipment

Under Construction 100%

## Transformers

Under Construction 100%

## Switchgear / Switchboard

Under Construction 100%

## Raceway

Under Construction 100%

## Panelboards

Under Construction 100%

## Wiring

Under Construction 100%

## Motor Controllers

Under Construction 100%

## Ground

## Grounding Devices

Under Construction 100%

## Stand-by Power

## Transfer Switches

Under Construction 100%

## Generators

Under Construction 100%

## Batteries

Under Construction 100%

## Fuel Storage

Under Construction 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**  
**KEW GARDENS HILLS BRANCH LIBRARY**  
**Asset # : 13318**

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

Under Construction

100%

Egress Lighting

Under Construction

100%

## Alarm

Security System

Under Construction

100%

Fire/Smoke Detection

Under Construction

100%

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

Under Construction

100%

Conversion Equipment

Under Construction

100%

Distribution

Under Construction

100%

Terminal Devices

Under Construction

100%

## Air Conditioning

Energy Source

Under Construction

100%

Conversion Equipment

Under Construction

100%

Distribution

Under Construction

100%

Terminal Devices

Under Construction

100%

Heat Rejection

Under Construction

100%

Dehumidifier

Under Construction

100%

## Ventilation

Distribution

Under Construction

100%

Exhaust Fans

Under Construction

100%

## Plumbing

H/C Water Piping

Under Construction

100%

Water Heater

Under Construction

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**  
**KEW GARDENS HILLS BRANCH LIBRARY**  
**Asset # : 13318**

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									
	HW Heat Exchanger								
	Under Construction	100%							
	Sanitary Piping								
	Under Construction	100%							
	Storm Drain Piping								
	Under Construction	100%							
	Sump Pump(s)								
	Under Construction	100%							
	Pool Filter/Treatment								
	Under Construction	100%							
	Sewage Ejector(s)								
	Under Construction	100%							
	Backflow Preventer								
	Under Construction	100%							
	Fixtures								
	Under Construction	100%							
Vertical Transport									
	Elevators								
	Under Construction	100%							
	Escalators								
	Under Construction	100%							
Fire Suppression									
	Standpipe								
	Under Construction	100%							
	Sprinkler								
	Under Construction	100%							
	Fire Pump								
	Under Construction	100%							
	Chemical System								
	Under Construction	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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER  
**Address** : 100-01 NORTHERN BLVD. CORONA  
**Borough** : QUEENS **Agency's Number** : LH  
**Program / Asset #** : QPL0003.000 / 4519 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 24,679 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 12-Apr-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1695 **Lot** : 39 **BIN** : 4437193

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Mechanical		\$99,600
<b>Total</b>		<b>\$99,600</b>
Importance Code B		\$99,600
<b>Total</b>		<b>\$99,600</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture		\$8,200		\$33,800
Interior Architecture	\$27,800	\$24,400	\$2,800	\$900
Electrical	\$500	\$600	\$500	\$26,100
Mechanical	\$6,600	\$9,300	\$7,400	\$23,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$38,800</b>	<b>\$46,400</b>	<b>\$14,600</b>	<b>\$87,800</b>
Importance Code A	\$1,200	\$9,400	\$1,200	\$35,100
Importance Code B	\$36,500	\$37,000	\$13,400	\$52,700
Importance Code C	\$1,100			
<b>Total</b>	<b>\$38,800</b>	<b>\$46,400</b>	<b>\$14,600</b>	<b>\$87,800</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**LANGSTON HUGHES COMMUNITY LIB. AND 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%			2047	**	5-10	\$24,800	
Window Wall	5%			2047	**	5	\$6,800	
Windows								
Aluminum	95%			2043	**	5	\$3,400	
Glass Block	5%			LIFE	**	5	\$100	
Parapets								
Concrete Masonry Unit	35%			LIFE	**	5	\$1,400	
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Interior Face								
Explanation : Covered With Tar								
Masonry: Brick	45%			LIFE	**	5	\$1,600	
Metal Panel	3%			2047	**	5	\$400	
Metal Rail	15%			2040	**	5-10	\$9,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$400	
Roof								
Metal Panel	5%			2040	**	10	\$2,400	
Modified Bitumen	90%			2032	**	10	\$23,500	
Sloped Glazing	5%			LIFE	**	5	\$17,400	
Interior								
Floors								
Carpet	45%			2026	\$214,900	3	\$24,900	
Carpet	5%	Now	\$23,900	2029	**	3	\$2,800	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%								
Location : Research Center								
Poor Subfloor Evident, Extent : Severe, Area Affected : 100%								
Location : Research Center								
Water Penetration, Extent : Severe, Area Affected : 25%								
Location : Research Center								
Ceramic Tile	15%			2036	**	5	\$5,500	
Vinyl Tile	30%			2032	**	3	\$4,200	
Wood	5%			2055	**	5	\$3,500	
Interior Walls								
Concrete Masonry Unit	25%			LIFE	**	5	\$5,100	
Gypsum Board	5%	Now	\$1,100	LIFE	**	5	\$1,500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Stair A, Research Center								
Water Penetration, Extent : Moderate, Area Affected : 15%								
Location : Stair A, Research Center								
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. AND CULTURAL CENTER**  
**Asset # : 4519**

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	70%			2040	**	5	\$25,900	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%	Now	\$2,800	LIFE	**	5	\$6,900	

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

*Location : Auditorium, Stair A*

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

*Location : Auditorium, Stair A*

Wood	10%			LIFE	**	5	\$32,300	
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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

## Service Equipment

Fused Disc Sw	100%			2047	**	5	\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1600 Amperes Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2047	**	5	\$700	
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## Raceway

Conduit	100%			2047	**	1		
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## Panelboards

Fused Disc Sw	5%			2043	**	5		
Molded Case Bkrs	95%			2043	**	5	\$600	

## Wiring

Thermoplastic	100%			2047	**	1		
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## Motor Controllers

Locally Mounted	100%			2040	**	5	\$200	
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$400	
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## Lighting

## Interior Lighting

Fluorescent	94%			2032	**	10	\$21,300	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : T-8 Lamps*

Fluorescent	4%			2032	**	10	\$900	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : 1st Floor*

*Explanation : Compact Fluorescent Lamps*

Incandescent	2%			2032	**	2		
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*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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**  
**LANGSTON HUGHES COMMUNITY LIB. AND CULTURAL CENTER**  
**Asset # : 4519**

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

**Lighting**

Egress Lighting								
Emergency, Battery	50%			2032	**	10	\$3,000	
Exit, LED	50%			2055	**	1		
Exterior Lighting								
HID	100%			2032	**	10	\$100	

**Alarm**

Security System								
No Component	80%							
Generic	20%			2032	**	1	\$1,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	**	1-3	\$3,000	

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

**Heating**

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

**Air Conditioning**

Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2028	\$99,600	2	\$300	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : 1 Unit For Auditorium</i>								
Reciprocating Compr/Chiller	80%			2032	**	1	\$9,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								

*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. AND CULTURAL CENTER**  
**Asset # : 4519**

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									
	Distribution								
	CW & CHW Wtr Pipe/Pump	80%			2047	* *	4	\$1,500	
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2032	* *	1	\$12,200	
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2032	* *	2	\$17,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,800	
Exhaust Fans									
	Roof	70%			2032	* *	2	\$500	
	Roof	30%			2032	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
Water Heater									
	Gas Fired	100%			2022	\$14,300	2	\$400	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Electric	100%			2032	* *	4	\$1,500	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : B, 1, 2.								
	Explanation : 1 Unit								
Fire Suppression									
	Sprinkler								
	Generic	100%			2047	* *	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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : LAURELTON BRANCH LIBRARY  
**Address** : 134-26 225TH ST.  
**Borough** : QUEENS **Agency's Number** : LA  
**Program / Asset #** : QPL0L31.000 / 13297 **Yr Built/Renovated** : 1955 / 2004  
**Area Sq Ft** : 8,986 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 31-Mar-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 13105 **Lot** : 7 **BIN** : 4281443

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Electrical	\$77,500	\$9,100
Mechanical	\$59,900	\$153,500
<b>Total</b>	<b>\$137,400</b>	<b>\$162,600</b>
Importance Code B	\$137,400	\$162,600
<b>Total</b>	<b>\$137,400</b>	<b>\$162,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$52,000			
Interior Architecture	\$100	\$11,300		
Electrical	\$20,000	\$400	\$400	\$13,600
Mechanical	\$3,400	\$1,800	\$4,100	\$7,000
Site Pavements	\$400			
<b>Total</b>	<b>\$75,900</b>	<b>\$13,600</b>	<b>\$4,400</b>	<b>\$20,700</b>
Importance Code A	\$52,400	\$400	\$400	\$500
Importance Code B	\$23,000	\$13,200	\$4,000	\$20,200
Importance Code C	\$400			
<b>Total</b>	<b>\$75,900</b>	<b>\$13,600</b>	<b>\$4,400</b>	<b>\$20,700</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**LAURELTON BRANCH LIBRARY**  
**Asset # : 13297**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	2%	Now	\$1,200	LIFE	* *	5	\$3,200	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 50%									
Location : Window And Door Surround At Front Entrance									
	Ceramic Tile	10%			2047	* *	10	\$1,900	
	Masonry: Brick	68%	4+	\$21,300	LIFE	* *	5	\$14,000	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : At Parapet Level Throughout									
	Masonry: Fieldstone	20%	Now	\$18,000	LIFE	* *	5	\$3,100	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%									
Location : Throughout									
Windows									
	Aluminum	100%	Now	\$1,900	2035	* *	5	\$1,100	
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Thermally Inefficient									
Parapets									
	Masonry: Brick	80%	Now	\$6,900	LIFE	* *	5	\$2,400	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 2%									
Location : Main Roof At Front Of Building									
	Masonry: Limestone	20%			LIFE	* *	5	\$700	
Roof									
	Modified Bitumen	100%	4+	\$2,600	2032	* *			
Blisters, Extent : Light, Area Affected : 5%									
Location : Throughout									
Debris Present, Extent : Light, Area Affected : 5%									
Location : Main Roof At Rear Of Library									
Interior									
Floors									
	Carpet	50%			2026	\$87,000	3	\$10,100	
	Vinyl Tile	50%			2032	* *	3	\$2,500	
Interior Walls									
	Glass: Single Pane	10%			LIFE	* *	5	\$2,100	
	Gypsum Board	60%			LIFE	* *	5	\$10,200	
	Plaster	30%			LIFE	* *	5	\$2,600	
Paint Peeling, Extent : Light, Area Affected : 2%									
Location : By Roof Hatch									

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**  
**LAURELTON BRANCH LIBRARY**  
**Asset # : 13297**

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

AcousTileConcealSpLn	85%			2040	**	5	\$14,300	
AcousTileSusp.Lay-In	5%	4+	\$100	2032	**	5	\$300	

*Staining/Discoloring, Extent : Light, Area Affected : 2%*

*Location : Community Meeting Room*

Exposed Concrete	10%			LIFE	**	5	\$200	
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*Paint Peeling, Extent : Light, Area Affected : 2%*

*Location : Basement*

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%	Now	\$400	2032	**			
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*Cracking/Crumbling, Extent : Light, Area Affected : 1%*

*Location : Concrete Stair At Side Entrance*

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

## Service Equipment

Fused Disc Sw	100%			2027	\$1,500	5		
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 600 Amperes Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2027	\$32,700	5	\$200	
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## Raceway

Conduit	20%			2037	**	1		
Conduit	80%			2027	\$25,400	1		

## Panelboards

Molded Case Bkrs	20%			2026	\$3,000	5		
Molded Case Bkrs	80%			2035	**	5	\$200	

## Wiring

Braided Cloth	70%	2-4	\$19,700	2052	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Basement, First Floor*

Thermoplastic	30%			2037	**	1		
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## Motor Controllers

Locally Mounted	100%			2032	**	5	\$100	
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## Ground

## Grounding Devices

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

*Location : Basement*

*Explanation : The Ground Wire To The Water Main Including The Jumper Are Under Sized.*

## Lighting

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

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



**QUEENS PUBLIC LIBRARY - 039**  
**LAURELTON BRANCH LIBRARY**  
**Asset # : 13297**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2022	\$77,500	10	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	10%			2027	\$9,100	10	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Using T-8 Lamps</i>								
HID	3%			2022	\$1,900	10		
Incandescent	2%			2022	\$1,800	2		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2027	\$6,100	10	\$1,100	
Exit, Battery	50%			2022	\$2,100	10	\$300	
<b>Exterior Lighting</b>								
HID	35%			2027	\$12,000	10		
HID	60%			2032	* *	10		
Incandescent	5%			2027	\$1,500	2		
<b>Alarm</b>								
Security System								
Generic	100%			2032	* *	1	\$3,400	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2037	* *	1		
<b>Conversion Equipment</b>								
Hot Water Boiler	100%			2032	* *	1	\$4,400	
<b>Distribution</b>								
Hot Wtr Piping/Pump	100%			2043	* *	4	\$700	
<b>Terminal Devices</b>								
Air Handler	50%			2022	\$59,900	1	\$2,800	
Convactor/Radiator	50%			2025	\$22,800	1	\$1,500	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	* *	1		
<b>Conversion Equipment</b>								
Reciprocating	80%			2027	\$57,900	1	\$3,300	
Compr/Chiller								
Exterior Pkg Unit - Cooling	20%			2035	* *	2	\$100	
<b>Distribution</b>								
CW & CHW Wtr Pipe/Pump	100%			2037	* *	4	\$400	

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**LAURELTON BRANCH LIBRARY**  
**Asset # : 13297**

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									
Terminal Devices									
	Air Handler/Cool/Ht	100%			2027	\$95,600	1	\$5,600	
Heat Rejection									
	Air Cooled Condenser Unit	100%			2027	\$17,200	2	\$6,300	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,000	
Exhaust Fans									
	Interior	50%			2027	\$15,200	2	\$100	
	Roof	50%			2027	\$7,100	2	\$100	
Plumbing									
H/C Water Piping									
	Galvanized Steel	100%			2032	* *	1		
Water Heater									
	Gas Fired	100%			2022	\$5,200	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : 50 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Backflow Preventer									
	Generic	100%			2032	* *	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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : LEFFERTS BRANCH LIBRARY  
**Address** : 103-34 LEFFERTS BLVD.  
**Borough** : QUEENS **Agency's Number** : LRC  
**Program / Asset #** : QPL0L32.000 / 13298 **Yr Built/Renovated** : 1975 / 2008  
**Area Sq Ft** : 6,942 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 10-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 9556 **Lot** : 20 **BIN** : 4203685

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,500	\$2,600		\$1,500
Interior Architecture	\$5,200	\$900	\$200	\$3,600
Electrical	\$600	\$800	\$600	\$7,200
Mechanical	\$400	\$500	\$3,700	\$500
<b>Total</b>	<b>\$12,700</b>	<b>\$4,700</b>	<b>\$4,500</b>	<b>\$12,800</b>
Importance Code A	\$6,800	\$2,900	\$300	\$1,900
Importance Code B	\$5,900	\$1,800	\$4,000	\$10,900
Importance Code C			\$200	
<b>Total</b>	<b>\$12,700</b>	<b>\$4,700</b>	<b>\$4,500</b>	<b>\$12,800</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**LEFFERTS BRANCH LIBRARY**  
**Asset # : 13298**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	90%			LIFE	**	5	\$14,500	
	Pre-Cast Concrete	5%			LIFE	**	5	\$2,600	
	Window Wall	5%			2047	**	5	\$3,000	
Windows									
	Aluminum	98%	0-2	\$6,500	2043	**	5	\$800	
	Caulking Deteriorated, Extent : Moderate, Area Affected : 25% Location : Throughout								
	Metal Louvers	2%			2036	**	10	\$200	
Parapets									
	Masonry: Brick	85%			LIFE	**	5	\$3,200	
	Metal: Cage/Fence	15%			2040	**	5-10	\$4,400	
Roof									
	Modified Bitumen	100%			2035	**	10	\$20,000	
Interior									
Floors									
	Carpet	70%			2028	\$94,000	3	\$14,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
	Ceramic Tile	5%	2-4	\$200	2036	**	5	\$300	
	Broken/Missing Elements, Extent : Light, Area Affected : 2% Location : Women Bathroom								
	Vinyl Tile	20%			2035	**	3	\$800	
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$300	
	Concrete Masonry Unit	80%			LIFE	**	5	\$2,100	
	Glass: Single Pane	5%			LIFE	**	5	\$200	
	Gypsum Board	10%			LIFE	**	5	\$400	
Ceilings									
	AcousTileConcealSpLn	10%			2040	**	5	\$1,300	
	AcousTileSusp.Lay-In	80%	2-4	\$1,300	2044	**	5	\$4,100	
	Staining/Discoloring, Extent : Light, Area Affected : 2% Location : Water Damage At Entrance								
	Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2047	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2040	**			
	Parking/Driveway								
	Cast in Place Concrete	100%			2032	**			

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**

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**  
**LEFFERTS BRANCH LIBRARY**  
**Asset # : 13298**

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									
	Service Equipment								
	Molded Case Bkrs	100%			2027	\$1,500	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 225 Main Circuit Breaker							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$32,700	5	\$200	
	Raceway								
	Conduit	90%			2047	* *	1		
	Conduit	10%			2037	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2043	* *	5	\$200	
	Wiring								
	Thermoplastic	90%			2047	* *	1		
	Thermoplastic	10%			2037	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2032	* *	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2032	* *	10	\$6,400	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Egress Lighting								
	Emergency, Service	50%			2032	* *	1		
	Exit, Service	50%			2032	* *	1		
	Exterior Lighting								
	HID	100%			2027	\$26,600	10		
Alarm									
	Security System								
	Generic	100%			2032	* *	1	\$2,600	
	Fire/Smoke Detection								
	Generic, Digital	100%			2032	* *	1-3	\$4,300	

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%			2047	* *	1		
	Conversion Equipment								
	Furnace	100%			2032	* *	1	\$3,400	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,900	

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**  
**LEFFERTS BRANCH LIBRARY**  
**Asset # : 13298**

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									
	Energy Source								
	Electricity	100%			2043	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2032	* *	2	\$400	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2	\$9,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,900	
	Exhaust Fans								
	Roof	100%			2032	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,000	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Mechanical Room								
	Explanation : 1-40 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2047	* *	1-2	\$100	

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

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

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

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : LONG ISLAND CITY COMMUNITY LIBRARY  
**Address** : 37-44 21ST STREET  
**Borough** : QUEENS **Agency's Number** : LIC  
**Program / Asset #** : QPL0005.000 / 14111 **Yr Built/Renovated** : 2007 /  
**Area Sq Ft** : 19,327 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 07-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 363 **Lot** : 1 **BIN** : 4463561

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$149,000	
Interior Architecture	\$42,800	
<b>Total</b>	<b>\$191,800</b>	
Importance Code A	\$149,000	
Importance Code C	\$42,800	
<b>Total</b>	<b>\$191,800</b>	

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$57,900	\$3,000		
Interior Architecture	\$27,700	\$17,400	\$4,500	
Electrical	\$1,800	\$1,300	\$1,600	\$1,300
Mechanical	\$13,400	\$4,800	\$8,600	\$4,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$104,700</b>	<b>\$30,400</b>	<b>\$18,600</b>	<b>\$9,600</b>
Importance Code A	\$58,800	\$4,000	\$1,000	\$1,000
Importance Code B	\$24,500	\$26,400	\$17,300	\$8,600
Importance Code C	\$21,300		\$300	
<b>Total</b>	<b>\$104,700</b>	<b>\$30,400</b>	<b>\$18,600</b>	<b>\$9,600</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	70%			LIFE	* *	5	\$49,600		
Metal Panel	5%			2054	* *	5-10	\$12,200		
Granite Panels	5%			LIFE	* *	5	\$2,700		
Pre-Cast Concrete	15%			LIFE	* *	5	\$34,600		
Stucco Cement	5%			2045	* *	5	\$4,400		
Windows									
Aluminum	95%			2050	* *	5	\$1,600		
Glass Block	5%			LIFE	* *	5	\$100		
Parapets									
Metal Panel	5%			2054	* *	5	\$500		
Metal Rail	25%	4+	\$800	2045	* *	5	\$4,200		
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Explanation : Some Leaking Through Pitch Pockets Of Railing									
Pre-Cast Concrete	65%			LIFE	* *	5	\$19,200		
Pre-Cast Concrete	5%	Now	\$400	LIFE	* *	5	\$700		
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
Modified Bitumen	100%	Now	\$149,000	2038	* *				
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : West Side									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stair B, Custodians Office									
Other Observation, Extent : Severe, Area Affected : 80%									
Location : Main Roof									
Explanation : Air Pockets,Trapped Water And Adhesion Failure									
Interior									
Floors									
Carpet	30%			2029	* *	3	\$13,000		
Ceramic Tile	15%			2041	* *	5	\$4,300		
Vinyl Tile	55%			2036	* *	3	\$6,000		
Interior Walls									
Ceramic Tile	3%			2041	* *	5	\$600		
Folding Partition	5%	4+	\$42,800	2050	* *	5	\$1,300		
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Main Floor									
Glass: Single Pane	2%			LIFE	* *	5	\$600		
Gypsum Board	90%			LIFE	* *	5-10	\$32,500		
Ceilings									
AcousTileSusp.Lay-In	90%			2045	* *	5	\$26,000		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Custodian Office, Stair B And Library Area									
Gypsum Board	10%			LIFE	* *	5-10	\$9,900		

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**  
**LONG ISLAND CITY COMMUNITY LIBRARY**  
**Asset # : 14111**

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

## Site Pavements

## Public Sidewalk

Cast in Place Concrete	100%	2041	* *	
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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

## Service Equipment

Fused Disc Sw	100%	2048	* *	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 1200 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs	100%	2048	* *	5	\$500
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## Raceway

Conduit	100%	2048	* *	1	
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## Panelboards

Fused Disc Sw	5%	2044	* *	5	
Molded Case Bkrs	95%	2044	* *	5	\$500

## Wiring

Thermoplastic	100%	2048	* *	1	
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## Motor Controllers

Locally Mounted	100%	2041	* *	5	\$100
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## Ground

## Grounding Devices

Generic	100%	LIFE	* *	5	\$600
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## Lighting

## Interior Lighting

Fluorescent	60%	2033	* *	10	\$10,600
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*T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Fluorescent	20%	2033	* *	10	\$3,500
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Compact Fluorescent Lamps*

Fluorescent	18%	2033	* *	10	\$3,200
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*T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Incandescent	2%	2033	* *	2	
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## Egress Lighting

Emergency, Battery	50%	2033	* *	10	\$2,300
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Exit, Service	50%	2033	* *	1	
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## Exterior Lighting

HID	50%	2033	* *	10	
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Incandescent	50%	2033	* *	2	
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## Alarm

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

*Estimates are rounded to the nearest hundred dollars.*

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

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

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

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

**Alarm**

## Security System

No Component

30%

Generic

70%

2033

\* \*

1

\$5,100

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : CCTV Surveillance Cameras*

## Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

\* \*

1-3

\$8,300

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

**Heating**

## Energy Source

Natural Gas

100%

2048

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2041

\* \*

1

\$9,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

## Distribution

Hot Wtr Piping/Pump

100%

2044

\* \*

4

\$1,400

## Terminal Devices

Air Handler

90%

2033

\* \*

1

\$10,800

Convactor/Radiator

10%

2041

\* \*

1

\$600

**Air Conditioning**

## Energy Source

Electricity

100%

2044

\* \*

1

## Conversion Equipment

Reciprocating

100%

2033

\* \*

1

\$9,000

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Penthouse*

## Terminal Devices

Air Handler/Cool/Ht

100%

2033

\* \*

1

\$12,000

## Heat Rejection

Air Cooled Condenser Unit

100%

2033

\* \*

2

\$13,500

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$17,100

## Exhaust Fans

Roof

100%

2033

\* \*

2

\$600

**Plumbing**

*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**  
**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									
	H/C Water Piping								
	Brass/Copper	100%			2048	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$11,200	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Backflow Preventer								
	Generic	100%			2033	* *	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1-2								
	Explanation : 1 Unit								

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : MASPETH BRANCH LIBRARY  
**Address** : 69-70 GRAND AVE.  
**Borough** : QUEENS **Agency's Number** : MA  
**Program / Asset #** : QPL0M35.000 / 13300 **Yr Built/Renovated** : 1975 / 2006  
**Area Sq Ft** : 7,200 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 25-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 2796 **Lot** : 8 **BIN** : 4062709

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture	\$83,900	
Electrical	\$144,900	\$3,700
Mechanical	\$84,800	\$255,700
<b>Total</b>	<b>\$313,600</b>	<b>\$259,400</b>
Importance Code A	\$44,200	
Importance Code B	\$269,400	\$259,400
<b>Total</b>	<b>\$313,600</b>	<b>\$259,400</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$44,400			
Interior Architecture	\$2,500	\$500		\$2,500
Electrical	\$57,200	\$700	\$700	\$16,100
Mechanical	\$1,500	\$2,600	\$2,300	\$6,600
<b>Total</b>	<b>\$105,600</b>	<b>\$3,800</b>	<b>\$2,900</b>	<b>\$25,300</b>
Importance Code A	\$45,200	\$700	\$700	\$700
Importance Code B	\$60,400	\$3,100	\$2,200	\$24,600
Importance Code C				
<b>Total</b>	<b>\$105,600</b>	<b>\$3,800</b>	<b>\$2,900</b>	<b>\$25,300</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**MASPETH BRANCH LIBRARY**  
**Asset # : 13300**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	3%			2044	**	10	\$800	
	Masonry: Brick	60%			LIFE	**	5	\$6,800	
	Masonry: Brick	27%	Now	\$9,400	LIFE	**	5	\$3,100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : North Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : East Facade, North Facade									
	Masonry: Marble	5%			LIFE	**	5	\$400	
	Metal Panel	5%			2044	**	5-10	\$3,900	
Windows									
	Aluminum	100%	Now	\$12,600	2032	**	5	\$500	
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Copper/Terne	20%			2044	**	5	\$1,100	
	Masonry: Brick	75%			LIFE	**	5	\$900	
	Masonry: Limestone	5%	Now	\$600	LIFE	**	5	\$100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
	Modified Bitumen	100%			2029	**	10	\$20,200	
Interior									
Floors									
	Carpet	47%			2025	\$65,500	3	\$10,100	
	Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
	Ceramic Tile	3%			2033	**	5	\$300	
	Vinyl Tile	40%			2029	**	3	\$1,600	
Interior Walls									
	Concrete Masonry Unit	90%			LIFE	**	5	\$4,400	
	Glass: Single Pane	1%			LIFE	**	5	\$100	
	Gypsum Board	7%			LIFE	**	5	\$500	
	Metal Panel	2%			LIFE	**			
Ceilings									
	AcousTileConcealSpLn	95%	2-4	\$83,900	2044	**	5	\$6,400	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%									
Location : Directly Under Southwest Drain									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Exposed Struc: Steel	5%			LIFE	**			

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**  
**MASPETH BRANCH LIBRARY**  
**Asset # : 13300**

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									
Service Equipment									
Molded Case Bkrs		100%			2024	\$1,500	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2024	\$32,700	5	\$200	
Raceway									
Conduit		90%			2024	\$28,600	1		
Conduit		10%			2044	* *	1		
Panelboards									
Molded Case Bkrs		90%			2023	\$13,600	5	\$200	
Molded Case Bkrs		10%			2040	* *	5		
Wiring									
Thermoplastic		90%			2024	\$25,300	1		
Thermoplastic		10%			2044	* *	1		
Motor Controllers									
Locally Mounted		100%			2022	\$15,300	5		
Ground									
Grounding Devices									
Generic		100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
Fluorescent		95%			2019	\$69,400	10	\$6,300	
T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Fluorescent		5%			2024	\$3,700	10	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Hallways									
Explanation : Compact Fluorescent Light Fixtures									
Egress Lighting									
Emergency, Battery		50%			2029	* *	10	\$900	
Exit, Service		50%			2029	* *	1		
Exterior Lighting									
HID		100%			2019	\$27,500	10		
Alarm									
Security System									
Generic		100%			2019	\$22,100	1	\$2,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion Alarm Only, Motion Sensors									
Fire/Smoke Detection									
Generic		100%	2-4	\$75,500	2034	* *	1-3	\$4,000	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Manual Pull Station And Bells - Obsolete Equipment									

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**  
**MASPETH BRANCH LIBRARY**  
**Asset # : 13300**

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								
	Steam Boiler	100%			2022	\$44,200	1	\$7,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Central Plant Steam Piping/Pmp	100%			2024	\$115,600	4	\$500	
	Terminal Devices								
	Air Handler	90%			2024	\$86,500	1	\$4,000	
	Convactor/Radiator	10%			2029	* *	1	\$200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	70%	0-2	\$40,600	2034	* *	1	\$2,100	
		Noisy/Vibrating, Extent : Severe, Area Affected : 70%							
		Location : Boiler Room							
		Obsolete Equipment, Extent : Severe, Area Affected : 70%							
		Location : Mechanical Room							
		R-22 Refrigerant, Extent : Light, Area Affected : 70%							
		Location : Roof							
	Exterior Pkg Unit - Cooling	30%			2029	* *	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 30%							
		Location : Roof							
	Terminal Devices								
	Air Handler/Cool/Ht	70%			2024	\$53,600	1	\$3,100	
	No Component	30%							
	Heat Rejection								
	Air Cooled Condenser Unit	70%			2024	\$9,600	2	\$3,500	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
	Exhaust Fans								
	Interior	70%			2024	\$17,000	2	\$200	
	Roof	30%			2024	\$3,400	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$4,200	2	\$100	

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**MASPETH BRANCH LIBRARY**  
**Asset # : 13300**

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		
	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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : MCGOLDRICK BRANCH LIBRARY  
**Address** : 155-06 ROOSEVELT AVE.  
**Borough** : QUEENS **Agency's Number** : MG  
**Program / Asset #** : QPL0M34.000 / 13299 **Yr Built/Renovated** : 1974 / 2010  
**Area Sq Ft** : 7,770 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 19-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 5275 **Lot** : 102 **BIN** : 4119345

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Mechanical	\$139,500	
<b>Total</b>	<b>\$139,500</b>	
Importance Code A	\$56,800	
Importance Code B	\$82,700	
<b>Total</b>	<b>\$139,500</b>	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$28,000	\$800		
Interior Architecture	\$1,600	\$900	\$6,500	\$1,900
Electrical	\$9,000	\$900	\$700	\$700
Mechanical	\$1,100	\$1,100	\$2,600	\$5,400
<b>Total</b>	<b>\$39,700</b>	<b>\$3,700</b>	<b>\$9,900</b>	<b>\$8,100</b>
Importance Code A	\$28,100	\$1,200	\$400	\$400
Importance Code B	\$11,600	\$2,500	\$9,500	\$7,500
Importance Code C				\$200
<b>Total</b>	<b>\$39,700</b>	<b>\$3,700</b>	<b>\$9,900</b>	<b>\$8,100</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**MCGOLDRICK BRANCH LIBRARY**  
**Asset # : 13299**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	60%			LIFE	**	5	\$4,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : North And West Facades									
Explanation : Ribbed Face Units									
	Concrete Masonry Unit	30%			LIFE	**	5	\$2,300	
	Metal Panel	10%			2044	**	5-10	\$8,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Exterior Corner									
Explanation : Standing Seam Metal Fascia									
Windows									
	Aluminum	100%			2040	**	5	\$1,700	
Roof									
	Modified Bitumen	100%	Now	\$25,700	2029	**			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Over Office									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Interior									
Floors									
	Carpet	27%			2025	\$40,600	3	\$6,300	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : First Floor									
	Cast in Place Concrete	10%			LIFE	**	5	\$2,500	
	Ceramic Tile	3%			2037	**	5	\$300	
	Vinyl Tile	60%			2032	**	3	\$2,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior Walls									
	Ceramic Tile	3%			2037	**	5	\$400	
	Concrete Masonry Unit	60%			LIFE	**	5	\$3,000	
	Glass: Single Pane	2%			LIFE	**	5	\$200	
	Gypsum Board	35%			LIFE	**	5	\$2,600	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Ceilings									
	AcousTileConcealSpLn	90%			2041	**	5	\$13,100	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
	Exposed Struc: Steel	10%			LIFE	**			

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**  
**MCGOLDRICK BRANCH LIBRARY**  
**Asset # : 13299**

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									
Service Equipment									
Molded Case Bkrs		100%			2024	\$1,500	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : No Nameplate Ratings Available									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2024	\$32,700	5	\$200	
Raceway									
Conduit		80%			2024	\$25,400	1		
Conduit		20%			2044	* *	1		
Panelboards									
Molded Case Bkrs		80%			2023	\$12,100	5	\$200	
Molded Case Bkrs		20%			2040	* *	5		
Wiring									
Thermoplastic		80%			2024	\$22,500	1		
Thermoplastic		20%			2044	* *	1		
Motor Controllers									
Locally Mounted		100%			2029	* *	5	\$100	
Ground									
Grounding Devices									
Generic		100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
Fluorescent		98%			2029	* *	10	\$7,000	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Fluorescent		2%			2029	* *	10	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Circulating Desk									
Explanation : Compact Fluorescent Light Fixtures									
Egress Lighting									
Emergency, Battery		50%			2029	* *	10	\$900	
Exit, LED		50%			2052	* *	1		
Exterior Lighting									
HID		100%			2029	* *	10		
Alarm									
Security System									
Generic		100%			2029	* *	1	\$2,900	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion Alarm Only									
Fire/Smoke Detection									
Generic		100%			2029	* *	1-3	\$4,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Strobe Lights, Smoke Detector And Manual Pull Station									

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**  
**MCGOLDRICK BRANCH LIBRARY**  
**Asset # : 13299**

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%			2034	**	1		
Conversion Equipment	Hot Water Boiler	100%	0-2	\$56,800	2044	**	1	\$3,500	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : One Unit, Boiler Room									
Distribution	Hot Wtr Piping/Pump	100%			2032	**	4	\$600	
Terminal Devices	Convactor/Radiator	10%			2029	**	1	\$300	
	No Component	90%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : One Unit, Air Handler Room									
Explanation : Air Handler Is Covered Under A C									
Air Conditioning									
Energy Source	Electricity	100%			2040	**	1		
Terminal Devices	Air Handler/Cool/Ht	100%	0-2	\$82,700	2034	**	1	\$4,300	
Obsolete Equipment, Extent : Moderate, Area Affected : 100%									
Location : Air Handler Room									
Heat Rejection	Air Cooled Condenser Unit	100%			2029	**	2	\$5,400	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Roof									
Explanation : One Unit Using R-22 Refrigerant									
Ventilation									
Distribution	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans	Roof	20%			2024	\$2,400	2	\$100	
	No Component	80%							
Plumbing									
H/C Water Piping	Brass/Copper	50%			2034	**	1		
	Galvanized Steel	50%			2037	**	1		
Water Heater	Gas Fired	100%			2022	\$4,500	2	\$100	
Sanitary Piping	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping	Cast Iron	100%			LIFE	**	1		
Fixtures	Generic	100%							

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

*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**  
**MCGOLDRICK BRANCH LIBRARY**  
**Asset # : 13299**

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
Fire Suppression									
Sprinkler									
	No Component	90%							
	Generic	10%			2034	* *	1-2	\$200	

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

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

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

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : NORTH FOREST PARK BRANCH LIBRARY  
**Address** : 98-27 METROPOLITAN AVE. @ 70TH AVE  
**Borough** : QUEENS **Agency's Number** : NF  
**Program / Asset #** : QPL0N38.000 / 13301 **Yr Built/Renovated** : 1982 / 2012  
**Area Sq Ft** : 7,770 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 01-Aug-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 3207 **Lot** : 26 **BIN** : 4076687

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture		\$85,100
Electrical		\$78,800
Mechanical	\$238,300	
<b>Total</b>	<b>\$238,300</b>	<b>\$164,000</b>
Importance Code B	\$238,300	\$164,000
<b>Total</b>	<b>\$238,300</b>	<b>\$164,000</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$7,200			\$22,400
Interior Architecture	\$5,500		\$1,200	
Electrical	\$30,700	\$900	\$700	\$16,100
Mechanical	\$22,900	\$900	\$2,600	\$5,200
<b>Total</b>	<b>\$66,300</b>	<b>\$1,800</b>	<b>\$4,500</b>	<b>\$43,700</b>
Importance Code A	\$7,700	\$400	\$400	\$22,700
Importance Code B	\$58,600	\$1,400	\$4,100	\$20,900
Importance Code C				
<b>Total</b>	<b>\$66,300</b>	<b>\$1,800</b>	<b>\$4,500</b>	<b>\$43,700</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**NORTH FOREST PARK BRANCH LIBRARY**  
**Asset # : 13301**

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

## Exterior

## Exterior Walls

Masonry: Brick	82%			LIFE	**	5		\$12,300	
Metal Panel	10%			2044	**	5-10		\$10,300	
Pre-Cast Concrete	3%	Now	\$3,000	LIFE	**	5		\$1,500	

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Window Sills

Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%

Location : Window Sills

Window Wall	5%			2044	**	5		\$2,800	
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## Windows

Aluminum	100%			2032	**	5		\$900	
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## Roof

Modified Bitumen	100%			2032	**	10		\$21,900	
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

## Interior

## Floors

Cast in Place Concrete	13%			LIFE	**	5		\$3,300	
Ceramic Tile	2%			2033	**	5		\$200	
Vinyl Tile	85%			2024		3		\$3,700	

## Interior Walls

Concrete Masonry Unit	97%			LIFE	**	5		\$5,700	
Glass: Single Pane	3%			LIFE	**	5		\$300	

## Ceilings

AcousTileSusp.Lay-In	95%			2029	**	5		\$11,000	
Exposed Struc: Steel	5%			LIFE	**				

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

## Service Equipment

Molded Case Bkrs	100%			2024		\$1,500	5	\$200	
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Other Observation, Extent : Moderate, Area Affected : 100%

Location : Electrical Room

Explanation : No Nameplate Ratings Available

## Switchgear / Switchboard

Molded Case Bkrs	100%			2024		\$32,700	5	\$200	
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## Raceway

Conduit	100%			2024		\$31,800	1		
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## Panelboards

Molded Case Bkrs	100%			2023		\$15,100	5	\$200	
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## Wiring

Thermoplastic	100%			2024		\$28,100	1		
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## Motor Controllers

Locally Mounted	100%			2022		\$15,300	5	\$100	
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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**  
**NORTH FOREST PARK BRANCH LIBRARY**  
**Asset # : 13301**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2024	\$77,200	10	\$7,000	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	2%			2024	\$1,600	10	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Bookcase Area</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$5,300	10	\$900	
Exit, Service	50%			2024	\$600	1		
Exterior Lighting								
HID	100%			2019	\$29,700	10		
Alarm								
Security System								
Generic	100%			2029	**	1	\$2,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only</i>								
Fire/Smoke Detection								
Generic	100%			2029	**	1-3	\$4,800	
<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>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2034	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	**	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	**	4	\$600	
Terminal Devices								
Air Handler	40%			2019	\$41,500	1	\$1,900	
Convactor/Radiator	60%			2029	**	1	\$1,500	
Air Conditioning								

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**  
**NORTH FOREST PARK BRANCH LIBRARY**  
**Asset # : 13301**

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									
	Energy Source								
	Electricity	100%			2032	* *	1		
Conversion Equipment									
	Int Pkg Unit - Heating/Cooling	100%			2019	\$156,800	2	\$500	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room					
Heat Rejection									
	Dry Cooler	100%	0-2	\$40,100	2034	* *	2	\$4,300	
				Other Observation, Extent : Moderate, Area Affected : 75%					
				Location : Roof					
				Explanation : Corroded And Inefficient Unit					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,300	
Exhaust Fans									
	Interior	70%			2019	\$18,400	2	\$200	
	Roof	30%			2019	\$3,700	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
Water Heater									
	Gas Fired	100%			2022	\$4,500	2	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : NORTH HILLS BRANCH LIBRARY  
**Address** : 57-04 MARATHON PKWY.  
**Borough** : QUEENS **Agency's Number** : NO  
**Program / Asset #** : QPL0N39.000 / 13302 **Yr Built/Renovated** : 1986 /  
**Area Sq Ft** : 5,280 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 09-Aug-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 8276 **Lot** : 20 **BIN** : 4171760

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$106,300	\$66,800
Electrical	\$55,400	\$53,600
Mechanical	\$74,600	\$56,400
<b>Total</b>	<b>\$236,300</b>	<b>\$176,700</b>
Importance Code A	\$106,300	\$66,800
Importance Code B	\$130,000	\$109,900
<b>Total</b>	<b>\$236,300</b>	<b>\$176,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$37,600			
Interior Architecture	\$95,300			\$3,400
Electrical	\$16,800	\$500	\$500	\$16,600
Mechanical	\$4,900	\$1,100	\$1,200	\$1,000
<b>Total</b>	<b>\$154,600</b>	<b>\$1,700</b>	<b>\$1,700</b>	<b>\$21,000</b>
Importance Code A	\$37,900	\$300	\$300	\$300
Importance Code B	\$116,700	\$1,400	\$1,400	\$20,700
Importance Code C				
<b>Total</b>	<b>\$154,600</b>	<b>\$1,700</b>	<b>\$1,700</b>	<b>\$21,000</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**NORTH HILLS BRANCH LIBRARY**  
**Asset # : 13302**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	95%	Now	\$47,200	LIFE	**	5	\$66,800	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Panel	5%			2044	**	5-10	\$5,200	
Windows									
	Aluminum	100%	Now	\$12,700	2040	**	5	\$700	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Lunch Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
Roof									
	Metal Panel	75%	Now	\$59,100	2037	**			
Gut/DS Non Func/Miss, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : First Floor									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Main Roof									
Explanation : Aluminum Dome With Smaller Clearstory Lantern Dome									
	Single Ply Membrane	25%	Now	\$23,500	2034	**			
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Flat Roof At West Side									
Vegetation Growth, Extent : Severe, Area Affected : 20%									
Location : Rear Flat Roof, Near Exhaust Vents									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Lunch Room									
Interior									
Floors									
	Carpet	85%	Now	\$86,900	2026	\$86,900	3	\$10,100	
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 25%									
Location : Office Area									
Worn/Eroded, Extent : Light, Area Affected : 100%									
Location : Throughout									
Wrinkling, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
	Cast in Place Concrete	5%			LIFE	**	5	\$900	
	Ceramic Tile	5%			2033	**	5	\$400	
	Vinyl Tile	5%			2029	**	3	\$100	
Interior Walls									
	Ceramic Tile	5%			2033	**	5	\$600	
	Concrete Masonry Unit	95%			LIFE	**	5	\$4,200	

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**  
**NORTH HILLS BRANCH LIBRARY**  
**Asset # : 13302**

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      5%    Now      \$6,600    2044      \* \*    5      \$400

*Staining/Discoloring, Extent : Moderate, Area Affected : 25%*

*Location : Public Restroom*

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

*Location : Public Restroom*

AcousTileSusp.Lay-In      25%      2029      \* \*    5      \$3,500

Exposed Struc: Steel      5%      LIFE      \* \*    5      \$900

Gypsum Board      5%      LIFE      \* \*    5      \$900

No Component      60%

*Other Observation, Extent : Light, Area Affected : 0%*

*Location : Space Under The Dome*

*Explanation : This Area Is Covered With Canvas Fabric*

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

## Service Equipment

Fused Disc Sw      100%      2024      \$1,500    5

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 2- Main Service Switches Rated @ 200 Amperes Each*

## Transformers

Dry Type      100%      2022      \$16,000    5

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Available Nameplate Ratings*

## Switchgear / Switchboard

Fused Disc Sw      100%      2024      \$32,700    5

## Raceway

Conduit      100%      2024      \$31,800    1

## Panelboards

Fused Disc Sw      10%      2023      \$1,500    5

Molded Case Bkrs      90%      2023      \$13,600    5      \$100

## Wiring

Thermoplastic      100%      2024      \$28,100    1

## Motor Controllers

Locally Mounted      100%      2029      \* \*    5

## Ground

## Grounding Devices

Generic      100%      LIFE      \* \*    5      \$100

## 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**  
**NORTH HILLS BRANCH LIBRARY**  
**Asset # : 13302**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	85%			2024	\$45,500	10	\$4,100	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2024	\$2,700	10	\$200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Computer Desk Area</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Fluorescent	10%			2024	\$5,400	10	\$500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$3,600	10	\$600	
Exit, Service	50%			2024	\$400	1		
Exterior Lighting								
HID	100%			2024	\$20,200	10		
<b>Alarm</b>								
Security System								
Generic	100%			2019	\$16,200	1	\$2,000	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
Generic	100%			2019	\$55,400	1-3	\$3,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Bells And Manual Pull Station</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	* *	1	\$2,600	
<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	\$400	
Terminal Devices								
Air Handler	80%			2024	\$56,400	1	\$2,600	
Convactor/Radiator	20%			2029	* *	1	\$300	
<b>Air Conditioning</b>								

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**NORTH HILLS BRANCH LIBRARY**  
**Asset # : 13302**

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									
	Energy Source								
	Electricity	100%			2032	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	70%			2022	\$74,600	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 70% Location : Mechanical Room							
	Reciprocating Compr/Chiller	30%			2024	\$12,800	1	\$700	
		R-22 Refrigerant, Extent : Light, Area Affected : 30% Location : Court Yard							
Terminal Devices									
	Air Handler/Cool/Ht	30%			2024	\$16,900	1	\$1,000	
	No Component	70%							
Heat Rejection									
	Dry Cooler	30%			2024	\$8,200	2	\$1,100	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$2,900	
	Exhaust Fans								
	Interior	50%			2024	\$8,900	2	\$100	
	Roof	50%			2019	\$4,200	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$3,100	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : 40 Gallons							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : OZONE PARK BRANCH LIBRARY  
**Address** : 92-24 ROCKAWAY BLVD.  
**Borough** : QUEENS **Agency's Number** : OZ  
**Program / Asset #** : QPL0040.000 / 13303 **Yr Built/Renovated** : 1977 / 1999  
**Area Sq Ft** : 7,507 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 25-Apr-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 9113 **Lot** : 30 **BIN** : 4189526

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$96,600	
Interior Architecture		\$176,400
Electrical	\$60,900	\$3,800
Mechanical		\$240,500
<b>Total</b>	<b>\$157,500</b>	<b>\$420,700</b>
Importance Code A	\$96,600	
Importance Code B	\$60,900	\$420,700
<b>Total</b>	<b>\$157,500</b>	<b>\$420,700</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$49,400			\$2,000
Interior Architecture	\$5,200		\$1,300	
Electrical	\$17,500			\$100
Mechanical	\$6,000	\$2,700	\$2,300	\$2,700
<b>Total</b>	<b>\$78,000</b>	<b>\$2,700</b>	<b>\$3,600</b>	<b>\$4,800</b>
Importance Code A	\$51,400	\$400	\$400	\$2,400
Importance Code B	\$26,600	\$2,400	\$3,200	\$2,500
Importance Code C				
<b>Total</b>	<b>\$78,000</b>	<b>\$2,700</b>	<b>\$3,600</b>	<b>\$4,800</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**OZONE PARK BRANCH LIBRARY**  
**Asset # : 13303**

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

## Exterior

## Exterior Walls

Masonry: Brick	90%			LIFE	* *	5	\$16,000	
Metal/Glass Curt Wall	10%	Now	\$28,600	LIFE	* *	5	\$3,300	

*Broken/Missing Elements, Extent : Moderate, Area Affected : 20%*

*Location : Front Facade*

## Roof

Built-Up (BUR)	95%			2019	\$96,600	10	\$20,800	
Metal Panel	5%			2032	* *	10	\$2,000	

## Interior

## Floors

Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
Vinyl Tile	95%			2024	\$91,900	3	\$4,000	

## Interior Walls

Concrete Masonry Unit	100%			LIFE	* *	5	\$2,500	
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## Ceilings

AcousTileSusp.Lay-In	90%			2024	\$84,500	5	\$10,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$700	

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%			2019	\$1,500	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 400 Amperes Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2029	* *	5	\$200	
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## Raceway

Conduit	100%			2029	* *	1		
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## Panelboards

Molded Case Bkrs	100%			2027	\$15,100	5	\$200	
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## Wiring

Thermoplastic	100%			2029	* *	1		
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## Motor Controllers

Locally Mounted	100%			2024	\$15,300	5	\$100	
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## Ground

## Grounding Devices

Generic	100%			LIFE	* *	5	\$100	
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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**  
**OZONE PARK BRANCH LIBRARY**  
**Asset # : 13303**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	80%			2019	\$60,900	10	\$5,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
Fluorescent	5%			2024	\$3,800	10	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Using T-12 Lamps</i>								
HID	5%			2019	\$2,600	10		
Incandescent	10%			2019	\$7,600	2		
<b>Egress Lighting</b>								
Emergency, Battery	50%			2024	\$5,100	10	\$900	
Exit, Battery	50%			2024	\$1,800	10	\$300	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2039	* *	1		
Conversion Equipment								
Furnace	100%			2024	\$16,800	1	\$3,700	
Terminal Devices								
Air Handler	100%			2024	\$100,200	1	\$4,600	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2035	* *	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2024	\$60,500	1	\$3,500	
Terminal Devices								
Air Handler/Cool/Ht	100%			2024	\$79,900	1	\$4,600	
Heat Rejection								
Air Cooled Condenser Unit	100%			2024	\$14,400	2	\$5,200	
<b>Ventilation</b>								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans								
Roof	100%			2024	\$11,800	2	\$200	
<b>Plumbing</b>								
H/C Water Piping								
Galvanized Steel	100%			2032	* *	1		
Water Heater								
Gas Fired	100%			2019	\$4,300	2	\$100	

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**OZONE PARK BRANCH LIBRARY**  
**Asset # : 13303**

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		
	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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : PENINSULA BRANCH LIBRARY  
**Address** : 92-25 ROCKAWAY BEACH BLVD.  
**Borough** : QUEENS **Agency's Number** : PRC  
**Program / Asset #** : QPL0P41.000 / 13304 **Yr Built/Renovated** : 1972 / 1998  
**Area Sq Ft** : 13,026 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 15-Apr-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 16135 **Lot** : 1 **BIN** : 4303629

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$36,600	
<b>Total</b>	<b>\$36,600</b>	
Importance Code A	\$36,600	
<b>Total</b>	<b>\$36,600</b>	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$700			\$3,300
Interior Architecture		\$9,300		\$12,900
Electrical	\$300	\$200	\$200	\$700
Mechanical	\$4,100	\$2,700	\$5,200	\$2,400
<b>Total</b>	<b>\$5,200</b>	<b>\$12,200</b>	<b>\$5,400</b>	<b>\$19,300</b>
Importance Code A	\$1,400	\$600	\$600	\$4,000
Importance Code B	\$3,800	\$11,600	\$4,800	\$15,100
Importance Code C				\$200
<b>Total</b>	<b>\$5,200</b>	<b>\$12,200</b>	<b>\$5,400</b>	<b>\$19,300</b>



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

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

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

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

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

**Exterior**

Exterior Walls

Masonry: Brick	80%			LIFE	**	5		\$9,500	
Stucco Cement	5%			2044	**	5		\$1,500	
Window Wall	15%			2037	**	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%			2032	**	10		\$36,600	
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**Interior**

Floors

Carpet	95%			2029	**	3		\$27,800	
Ceramic Tile	5%			2042	**	5		\$1,000	

Interior Walls

Ceramic Tile	5%			2042	**	5		\$400	
Gypsum Board	95%			LIFE	**	5		\$5,000	

Ceilings

AcousTileConcealSpLn	100%			2047	**	5		\$24,400	
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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**

Service Equipment

Fused Disc Sw	100%			2057	**	5		\$100	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical First Floor*

*Explanation : One 800 Amperes Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2057	**	5		\$300	
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Raceway

Conduit	100%			2057	**	1			
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Panelboards

Fused Disc Sw	5%			2052	**	5			
Molded Case Bkrs	95%			2052	**	5		\$300	

Wiring

Thermoplastic	100%			2057	**	1			
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Motor Controllers

Locally Mounted	100%			2047	**	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**  
**PENINSULA BRANCH LIBRARY**  
**Asset # : 13304**

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%			2037	**	10	\$11,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2037	**	10	\$600	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout Hte Building							
Egress Lighting									
	Emergency, Battery	50%			2037	**	10	\$1,600	
	Exit, Service	50%			2037	**	1		
Exterior Lighting									
	HID	100%			2037	**	10		
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2037	**	1	\$1,000	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2037	**	1-3	\$1,700	
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%			2047	**	1		
	Conversion Equipment								
	Furnace	100%			2037	**	1	\$6,400	
	Distribution								
	Hot Wtr Piping/Pump	100%			2052	**	4	\$1,000	
	Terminal Devices								
	Air Handler	90%			2037	**	1	\$7,300	
	Fan Coil Unit/Heat	10%			2032	**	1	\$400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2032	**	2	\$800	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Refrigerant 410a On The Roof							
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2037	**	1	\$8,100	
Heat Rejection									
	Dry Cooler	100%			2037	**	2	\$9,100	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,300	
	Exhaust Fans								
	Interior	85%			2037	* *	2	\$300	
	Roof	15%			2037	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	* *	1		
	Water Heater								
	Gas Fired	100%			2027	\$7,500	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : POPPENHUSEN BRANCH LIBRARY  
**Address** : 121-23 14TH AVENUE  
**Borough** : QUEENS **Agency's Number** : P  
**Program / Asset #** : QPL0P43.000 / 13305 **Yr Built/Renovated** : 1904 / 2003  
**Area Sq Ft** : 7,800 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 07-Aug-2013 **Landmark Status** : EXTERIOR LANDMARK  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 4042 **Lot** : 113 **BIN** : 4097863

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$37,400	
Mechanical		\$370,000
<b>Total</b>	<b>\$37,400</b>	<b>\$370,000</b>
Importance Code A	\$37,400	
Importance Code B		\$370,000
<b>Total</b>	<b>\$37,400</b>	<b>\$370,000</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$6,200	\$800		
Interior Architecture	\$9,600		\$1,100	\$5,900
Electrical	\$8,700	\$1,000	\$700	\$800
Mechanical	\$2,700	\$2,500	\$2,100	\$7,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$31,200</b>	<b>\$8,300</b>	<b>\$7,900</b>	<b>\$18,300</b>
Importance Code A	\$7,000	\$1,600	\$800	\$800
Importance Code B	\$24,200	\$6,700	\$7,100	\$16,900
Importance Code C				\$600
<b>Total</b>	<b>\$31,200</b>	<b>\$8,300</b>	<b>\$7,900</b>	<b>\$18,300</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**POPPEHUSEN BRANCH LIBRARY**  
**Asset # : 13305**

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

## Exterior

## Exterior Walls

Masonry: Brick	85%			LIFE	**	5		\$12,900	
Masonry: Limestone	15%			LIFE	**	5		\$1,700	

## Windows

Aluminum	100%			2040	**	5		\$1,700	
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## Parapets

Copper/Terne	15%			2059	**	5		\$2,400	
Masonry: Brick	35%			LIFE	**	5		\$1,100	
No Component	50%								

## Roof

Copper/Terne	75%			2039	**	10		\$37,400	
Modified Bitumen	25%			2029	**	10		\$5,000	

## Interior

## Floors

Carpet	70%			2025		\$115,300	3	\$16,300	
Cast in Place Concrete	5%			LIFE	**		5	\$1,300	
Ceramic Tile	20%			2037	**		5	\$2,300	
Vinyl Tile	5%			2019		\$5,500	3	\$300	

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : 9x9 Tiles*

## Interior Walls

Ceramic Tile	5%			2037	**		5	\$1,200	
Gypsum Board	50%			LIFE	**		5	\$7,000	
Plaster	45%			LIFE	**		5	\$3,100	

## Ceilings

AcousTileConcealSpLn	15%			2041	**		5	\$2,200	
Exposed Struc: Wood	5%			LIFE	**				
Gypsum Board	15%			LIFE	**		5	\$2,200	
Plaster	65%			LIFE	**		5	\$4,800	

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

## Service Equipment

Fused Disc Sw	100%			2044	**		5		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 600 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2044	**		5	\$200	
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## Raceway

Conduit	100%			2044	**		1		
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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**  
**POPPEHUSEN BRANCH LIBRARY**  
**Asset # : 13305**

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									
Panelboards									
	Fused Disc Sw	5%			2040	**	5		
	Molded Case Bkrs	95%			2040	**	5	\$200	
Wiring									
	Thermoplastic	100%			2044	**	1		
Motor Controllers									
	Locally Mounted	100%			2037	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	50%			2029	**	10	\$3,600	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Fluorescent	50%			2029	**	10	\$3,600	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : Compact Fluorescent Lighting								
Egress Lighting									
	Emergency, Service	50%			2029	**	1		
	Exit, LED	50%			2052	**	1		
Exterior Lighting									
	Fluorescent	100%			2029	**	10	\$700	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Outside								
	Explanation : Compact Fluorescent Lighting								
Alarm									
Security System									
	Generic	100%			2029	**	1	\$2,900	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Intrusion Alarm System, Motion Sensors								
Fire/Smoke Detection									
	Generic	100%			2029	**	1-3	\$4,800	
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors								

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**  
**POPPEHUSEN BRANCH LIBRARY**  
**Asset # : 13305**

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									
	Conversion Equipment								
	Steam Boiler	100%			2037	* *	1	\$7,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Central Plant Steam Piping/Pmp	100%			2034	* *	4	\$400	
Terminal Devices									
	Air Handler	40%			2029	* *	1	\$1,900	
	Convactor/Radiator	60%			2029	* *	1	\$1,500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
Conversion Equipment									
	Split Unit	100%			2024	\$172,400			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
Terminal Devices									
	Fan Coil - 2 Pipe	100%			2024	\$153,600	1	\$2,500	
Heat Rejection									
	Dry Cooler	100%			2024	\$43,900	2	\$5,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,300	
Exhaust Fans									
	Interior	100%			2024	\$28,700	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
Water Heater									
	Gas Fired	100%			2022	\$4,900	2	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2019	\$1,200	4	\$200	
Sewage Ejector(s)									
	Electric	100%			2029	* *	4	\$300	
Backflow Preventer									
	No Component	90%							
	Generic	10%			2032	* *	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : For Boiler Only							

*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**  
**POPPEHUSEN BRANCH LIBRARY**  
**Asset # : 13305**

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									
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : B-1							
		Explanation : 1 Unit							

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

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : QUEENS CENTRAL LIBRARY  
**Address** : 89-11 MERRICK BOULEVARD  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : QPL0001.000 / 1867 **Yr Built/Renovated** : 1966 / 2012  
**Area Sq Ft** : 239,750 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 12-Apr-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,3  
**Block** : 9798 **Lot** : 6 **BIN** : 4209635

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$1,191,100	\$714,500
Interior Architecture	\$867,100	\$616,000
Electrical	\$710,700	\$1,466,200
Mechanical	\$6,178,000	\$537,000
<b>Total</b>	<b>\$8,946,900</b>	<b>\$3,333,700</b>
Importance Code A	\$1,191,100	\$714,500
Importance Code B	\$7,622,400	\$2,529,600
Importance Code C	\$133,400	\$89,700
<b>Total</b>	<b>\$8,946,900</b>	<b>\$3,333,700</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture		\$10,500		\$26,000
Interior Architecture	\$342,400		\$4,300	\$59,600
Electrical	\$20,600	\$21,800	\$20,300	\$38,900
Mechanical	\$139,100	\$80,000	\$149,800	\$118,400
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$517,900</b>	<b>\$128,100</b>	<b>\$190,100</b>	<b>\$258,700</b>
Importance Code A	\$11,900	\$22,400	\$11,900	\$37,800
Importance Code B	\$472,100	\$105,700	\$178,200	\$220,800
Importance Code C	\$33,900			
<b>Total</b>	<b>\$517,900</b>	<b>\$128,100</b>	<b>\$190,100</b>	<b>\$258,700</b>



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

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

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## QUEENS PUBLIC LIBRARY - 039

## QUEENS CENTRAL LIBRARY

Asset # : 1867

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$179,400	LIFE	* *	5	\$29,400	
Horizontal Cracks, Extent : Moderate, Area Affected : 10%								
Location : Penthouse								
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%								
Location : Penthouse								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Second Floor Admin. Area Under Windows								
Granite Panels	5%			LIFE	* *	5	\$3,700	
Panel/Paver: Limestone	50%	2-4	\$270,800	LIFE	* *	5	\$36,700	
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Front Entrance								
Pre-Cast Concrete	10%			LIFE	* *	5	\$31,800	
Window Wall	5%			2047	* *	5	\$18,300	
Windows								
Aluminum	25%	Now	\$89,100	2035	* *	5	\$3,500	
Caulking Deteriorated, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Throughout								
Aluminum	75%			2035	* *	5	\$21,000	
Parapets								
Masonry: Brick	30%	Now	\$39,700	LIFE	* *	5	\$6,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Masonry: Limestone	5%			LIFE	* *	5	\$1,400	
Metal Panel	10%			2037	* *	5	\$8,800	
Metal Rail	5%			2032	* *	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Built-Up (BUR)	25%	Now	\$85,500	2032	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%							
	Location : Over I T S Area, 1980 Addition							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition							
Modified Bitumen	40%			2027	\$579,600	10	\$98,200	
Modified Bitumen	30%	Now	\$434,700	2037	**			1
	Blisters, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
	Water Penetration, Extent : Severe, Area Affected : 20%							
	Location : Throughout							
Skylight, Metal/Glass	5%	Now	\$91,900	2047	**			
	Deformed/Dented, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Interior								
Floors								
Carpet	35%	Now	\$308,500	2026	\$1,542,600	3	\$178,900	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%							
	Location : Throughout							
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Throughout							
Cast in Place Concrete	10%			LIFE	**	5	\$74,600	
Ceramic Tile	5%	0-2	\$133,800	2030	**	5	\$8,500	
	Cracking/Crumbling, Extent : Light, Area Affected : 10%							
	Location : Throughout							
Sheet Vinyl/Rubber	15%			2032	**	5	\$76,700	
Terrazzo	25%			LIFE	**	5	\$66,600	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Vinyl Tile	10%			2027	\$293,600	3	\$12,800	

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

## QUEENS PUBLIC LIBRARY - 039

## QUEENS CENTRAL LIBRARY

Asset # : 1867

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Interior Walls									
	Ceramic Tile	5%	Now	\$133,400	2030	**	5	\$4,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 75%							
		Location : Throughout							
	Concrete Masonry Unit	10%			LIFE	**	5	\$7,600	
	Glass: Single Pane	5%	Now	\$14,500	LIFE	**	5	\$7,200	
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Throughout							
	Gypsum Board	15%			LIFE	**	5	\$17,200	
	Gypsum Board	20%			LIFE	**	5	\$22,900	
	Gypsum Board	10%			LIFE	**	5	\$11,400	
	Plaster	25%	Now	\$19,400	LIFE	**	5	\$14,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Stairwell 5							
	SGFT/Glazed Masonry	5%			LIFE	**			
	Wood	5%			LIFE	**	5	\$38,200	
Ceilings									
	AcousTileConcealSpLn	15%	4+	\$419,100	2047	**	5	\$32,000	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : First C And C2 Floors							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : First C And C2 Floors							
	AcousTileSusp.Lay-In	20%	0-2	\$55,900	2040	**	5	\$34,100	
		Staining/Discoloring, Extent : Moderate, Area Affected : 5%							
		Location : Payroll Room, Security Office, Corridors							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Payroll Room, Its And Corridors Of 1980 Addition, Cafeteria							
	Exposed Concrete	5%			LIFE	**	5	\$2,700	
	Exposed Struc: Steel	5%			LIFE	**			
	Metal Panel	5%	Now	\$86,500	LIFE	**	5	\$21,300	
		Deformed/Dented, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
	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								
Fused Disc Sw	100%			2053	* *	5	\$1,000	
Switchgear / Switchboard								
Molded Case Bkrs	80%			2053	* *	5	\$5,100	
Molded Case Bkrs	20%			2027	\$39,600	5	\$1,300	

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

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

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

## QUEENS PUBLIC LIBRARY - 039

## QUEENS CENTRAL LIBRARY

Asset # : 1867

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	40%			2027	\$91,300	1		
Conduit	60%			2057	* *	1		
Panelboards								
Fused Disc Sw	5%			2049	* *	5	\$300	
Fused Disc Sw	5%			2026	\$6,800	5	\$300	
Molded Case Bkrs	40%			2026	\$54,500	5	\$2,500	
Molded Case Bkrs	50%			2049	* *	5	\$3,200	
Wiring								
Braided Cloth	30%	2-4	\$68,600	2052	* *	1		
	Insulation Aged, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
Thermoplastic	40%			2027	\$91,500	1		
Thermoplastic	30%			2053	* *	1		
Motor Controllers								
Locally Mounted	20%			2025	\$122,400	5	\$300	
Motor Control Center	70%			2025	\$105,500	5	\$4,600	
Variable Frequency Drive	10%			2044	* *			
Ground								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$1,800	
Generic	50%			LIFE	* *	5	\$1,800	
Stand-by Power								
Transfer Switches								
Automatic	100%			2047	* *	1	\$73,800	
Generators								
Diesel	100%			2042	* *	1	\$92,800	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room Basement							
	Explanation : One 1250 Kw							
Batteries								
Lead/Acid	100%			2022	\$1,500	5	\$8,900	
Fuel Storage								
Day Tank	50%			2052	* *	5	\$22,200	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Generator Room Basement							
	Explanation : One 275 Gallons							
Main Tank	50%			2067	* *	5	\$3,500	
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Basement							
	Explanation : One 6000 Gallons							

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

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

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



## QUEENS PUBLIC LIBRARY - 039

## QUEENS CENTRAL LIBRARY

Asset # : 1867

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

## Lighting

## Interior Lighting

## Fluorescent

30%

2027

\$729,500

10

\$66,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

## Fluorescent

15%

2035

\* \*

10

\$33,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-5 Lamps*

## Fluorescent

40%

2037

\* \*

10

\$88,000

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout**Explanation : T-8 Lamps*

## Fluorescent

15%

2035

\* \*

10

\$33,000

*Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

## Egress Lighting

## Emergency, Service

40%

2037

\* \*

1

## Emergency, Service

10%

2027

\$11,900

1

## Emergency, Battery

5%

2027

\$16,400

10

\$2,900

## Exit, LED

30%

2062

\* \*

1

## Exit, Service

15%

2027

\$5,200

1

## Exterior Lighting

## HID

70%

2022

\$642,000

10

\$500

## HID

30%

2035

\* \*

10

\$200

## Alarm

## Security System

## No Component

90%

## Generic

10%

2035

\* \*

1

\$9,000

## Fire/Smoke Detection

## No Component

90%

## Generic, Digital

10%

2035

\* \*

1-3

\$14,800

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

## Heating

## Energy Source

## Interruptible Gas/Dual

100%

2037

\* \*

1

## Fuel

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

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## QUEENS PUBLIC LIBRARY - 039

## QUEENS CENTRAL LIBRARY

Asset # : 1867

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								
Conversion Equipment								
Furnace	5%			2032	* *	1	\$5,900	
	Other Observation, Extent : Light, Area Affected : 5%							
	Location : Roof							
	Explanation : 1 Roof Mounted Unit							
Hot Water Boiler	95%			2040	* *	1	\$112,600	
	Other Observation, Extent : Light, Area Affected : 95%							
	Location : Penthouse							
	Explanation : 2 Units							
Distribution								
Hot Wtr Piping/Pump	95%			2035	* *	4	\$16,800	
No Component	5%							
Terminal Devices								
Air Handler	70%			2022	\$2,239,100	1	\$103,800	
Convactor/Radiator	20%			2032	* *	1	\$15,500	
Unit Heater - Steam	5%			2022	\$40,700	4	\$1,100	
No Component	5%							
Air Conditioning								
Energy Source								
Electricity	10%			2035	* *	1		
Steam/HW System	90%			2037	* *	1		
Conversion Equipment								
Absorption	90%			2036	* *	1	\$233,500	
Chiller/Steam/HW								
	R-134a Refrigerant, Extent : Light, Area Affected : 90%							
	Location : Penthouse							
	Other Observation, Extent : Light, Area Affected : 90%							
	Location : Penthouse							
	Explanation : 2 Units							
Ext Pkg Unit - Heating/Cooling	10%			2027	\$284,800	2	\$1,500	
	R-22 Refrigerant, Extent : Light, Area Affected : 10%							
	Location : Roof							
Distribution								
CW & CHW Wtr Pipe/Pump	90%			2037	* *	4	\$10,600	
No Component	10%							
Terminal Devices								
Air Handler/Cool/Ht	90%			2022	\$2,296,100	1	\$133,400	
No Component	10%							
Heat Rejection								
Dry Cooler	10%			2027	\$123,700	2	\$16,700	
Water Cooling Tower	90%			2021	\$776,900	2	\$217,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$133,700	

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

## QUEENS CENTRAL LIBRARY

Asset # : 1867

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	90%			2022	\$728,400	2	\$6,600	
	Roof	10%			2027	\$37,800	2	\$700	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2037	* *	1		
	HW Heat Exchanger								
	Steam Fired	100%	Now	\$7,200	2037	* *	4	\$23,700	
		Leak Evident, Extent : Moderate, Area Affected : 5% Location : At The Valve, Penthouse							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2022	\$34,700	4	\$5,100	
	Sewage Ejector(s)								
	Electric	100%			2022	\$65,500	4	\$9,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Geared Traction	50%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 50% Location : C1, C, C2, 1, 2 Explanation : Two Units							
	Hydraulic	50%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 50% Location : C1, 2 And C2,1 Explanation : 2 Units							
Fire Suppression									
	Standpipe								
	Generic	100%			2047	* *	1-5	\$120,900	
	Sprinkler								
	Generic	100%			2037	* *	1-2	\$67,200	
	Fire Pump								
	Generic	100%			2030	* *	1	\$44,800	
	Chemical System								
	Generic	100%			2025	\$1,900	1-3	\$4,000	

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

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

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

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : QUEENS VILLAGE BRANCH LIBRARY  
**Address** : 94-11 217TH ST.  
**Borough** : QUEENS **Agency's Number** : Q  
**Program / Asset #** : QPL0Q44.000 / 13306 **Yr Built/Renovated** : 1954 / 2004  
**Area Sq Ft** : 12,980 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 14-Apr-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 10621 **Lot** : 12 **BIN** : 4226761

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$112,100
Interior Architecture	\$39,800	\$619,900
Electrical	\$181,300	
Mechanical		\$99,700
<b>Total</b>	<b>\$221,100</b>	<b>\$831,800</b>
Importance Code A		\$112,100
Importance Code B	\$221,100	\$116,500
Importance Code C		\$603,200
<b>Total</b>	<b>\$221,100</b>	<b>\$831,800</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$32,200			
Interior Architecture	\$25,100	\$2,700	\$1,500	\$10,200
Electrical	\$14,100		\$200	\$13,800
Mechanical	\$2,800	\$1,900	\$4,100	\$1,800
<b>Total</b>	<b>\$74,100</b>	<b>\$4,600</b>	<b>\$5,700</b>	<b>\$25,800</b>
Importance Code A	\$33,500	\$1,300	\$1,300	\$1,400
Importance Code B	\$40,700	\$3,400	\$3,700	\$24,400
Importance Code C			\$700	
<b>Total</b>	<b>\$74,100</b>	<b>\$4,600</b>	<b>\$5,700</b>	<b>\$25,800</b>



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	7%	Now	\$1,000	LIFE	**	5	\$4,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
Location : Basement Door At Steps To Driveway								
Masonry: Brick	85%			LIFE	**	5	\$10,300	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Granite Panels	3%			LIFE	**	5	\$300	
Windows								
Aluminum	98%	Now	\$8,800	2035	**	5	\$2,100	
Crwtw/Balnc Not Funct, Extent : Light, Area Affected : 10%								
Location : Throughout								
Metal Louvers	2%			2036	**	10	\$500	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$1,500	
Masonry: Brick	50%			LIFE	**	5	\$1,700	
Masonry: Limestone	10%			LIFE	**	5	\$400	
Roof								
Modified Bitumen	100%	Now	\$22,400	2027	\$112,100			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : At South Parapet								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Checkout Area, Childrens Reading Room								
Interior								
Floors								
Carpet	50%	Now	\$25,100	2023	\$125,600	3	\$14,600	
Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
Location : First Floor								
Wrinkling, Extent : Moderate, Area Affected : 10%								
Location : First Floor								
Ceramic Tile	5%			2036	**	5	\$1,000	
Quarry Tile	15%			2040	**	5	\$4,400	
Vinyl Tile	20%			2032	**	3	\$1,500	
Vinyl Tile	10%			2027	\$16,700	3	\$700	
Interior Walls								
Ceramic Tile	5%			2036	**	5	\$1,500	
Concrete Masonry Unit	5%			LIFE	**	5	\$600	
Fabric on Framing	20%			2028	\$603,200	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	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

## Interior

## Ceilings

AcousTileSusp.Lay-In	55%			2032		* *	5	\$10,700	
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*Staining/Discoloring, Extent : Light, Area Affected : 5%*

*Location : Various Locations On First Floor*

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

*Location : Childrens Reading Room, Check Out Area*

AcousTileSusp.Lay-In	25%	2-4	\$39,800	2047		* *	5	\$2,400	
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 20%*

*Location : Basement*

*Worn/Eroded, Extent : Moderate, Area Affected : 25%*

*Location : Basement*

Exposed Concrete	5%			LIFE		* *	5	\$200	
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Plaster	15%			LIFE		* *	5	\$1,800	
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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

## Service Equipment

Fused Disc Sw	50%			2027		\$800	5		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 200 Amperes Main Disconnect Switch*

Molded Case Bkrs	50%			2027		\$800	5	\$200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 500 Amperes Main Disconnect Switch*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2027		\$32,700	5	\$300	
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## Raceway

Conduit	100%			2027		\$31,800	1		
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## Panelboards

Fused Disc Sw	5%			2026		\$800	5		
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Molded Case Bkrs	95%			2026		\$14,400	5	\$300	
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## Wiring

Braided Cloth	50%	2-4	\$14,100	2052		* *	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

Thermoplastic	50%			2027		\$14,100	1		
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## Motor Controllers

Locally Mounted	100%			2025		\$30,600	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.*

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

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

100% 2022 \$131,700 10 \$11,900  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T-12 Lamps*

Egress Lighting

Emergency, Battery  
Exit, Service

50% 2032 \* \* 10 \$1,600  
 50% 2032 \* \* 1

Exterior Lighting

HID

100% 2022 \$49,700 10

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% 2047 \* \* 1

Conversion Equipment

Steam Boiler

100% 2040 \* \* 1 \$12,900  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Explanation : 1 Unit*

Distribution

Central Plant Steam  
Piping/Pmp

100% 2037 \* \* 4 \$600

Terminal Devices

Convactor/Radiator

100% 2040 \* \* 1 \$4,200

## Air Conditioning

Energy Source  
Electricity

100% 2043 \* \* 1

Conversion Equipment

Exterior Pkg Unit -  
Cooling  
Exterior Pkg Unit -  
Cooling

60% 2027 \$59,800 2 \$500  
 40% 2027 \$39,900 2 \$300

Heat Rejection

Air Cooled Condenser  
Unit  
No Component

40% 2027 \$9,900 2 \$3,600  
 60%

## Ventilation

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$7,200

Exhaust Fans

Roof

100% 2027 \$20,400 2 \$400

## Plumbing

H/C Water Piping  
Galvanized Steel

100% 2032 \* \* 1

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

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

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%			2025	\$7,500	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	* *	4	\$400	
	Backflow Preventer								
	Generic	100%			2027	\$3,100	1	\$800	
	Fixtures								
	Generic	100%							

*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.*



Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : QUEENSBORO HILL BRANCH LIBRARY  
**Address** : 60-05 MAIN ST.  
**Borough** : QUEENS **Agency's Number** : QH  
**Program / Asset #** : QPL0Q45.000 / 13307 **Yr Built/Renovated** : 1982 / 2001  
**Area Sq Ft** : 7,956 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 05-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 6405 **Lot** : 50 **BIN** : 4140176

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$191,600	
Interior Architecture	\$63,400	
Electrical	\$80,700	
Mechanical		\$160,500
<b>Total</b>	<b>\$335,800</b>	<b>\$160,500</b>
Importance Code A	\$191,600	
Importance Code B	\$144,100	\$160,500
<b>Total</b>	<b>\$335,800</b>	<b>\$160,500</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$25,600			
Interior Architecture	\$13,700		\$800	\$4,200
Electrical	\$700	\$900	\$800	\$9,100
Mechanical	\$1,000	\$2,000	\$4,000	\$2,000
<b>Total</b>	<b>\$41,000</b>	<b>\$2,900</b>	<b>\$5,600</b>	<b>\$15,400</b>
Importance Code A	\$26,000	\$400	\$400	\$400
Importance Code B	\$6,100	\$2,500	\$5,200	\$15,000
Importance Code C	\$9,000			
<b>Total</b>	<b>\$41,000</b>	<b>\$2,900</b>	<b>\$5,600</b>	<b>\$15,400</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**QUEENSBORO HILL BRANCH LIBRARY**  
**Asset # : 13307**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$62,500	LIFE	* *	5	\$20,400	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
Location : North Facade, West Facade								
Window Wall	10%	Now	\$11,100	2047	* *	5	\$4,300	
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : West Facade								
Windows								
Aluminum	90%	Now	\$13,700	2043	* *	5	\$800	
Caulking Deteriorated, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Reading Area								
Glass Block	5%			LIFE	* *	5	\$100	
Other Observation, Extent : Light, Area Affected : 5%								
Location : Entrance Area								
Explanation : Channel Glass At Entrance								
Metal Louvers	5%			2036	* *	10	\$600	
Parapets								
Masonry: Brick	90%			LIFE	* *	5	\$2,000	
Pre-Cast Concrete	10%	Now	\$800	LIFE	* *	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Coping								
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : At Copings								
Roof								
Modified Bitumen	100%	Now	\$129,200	2037	* *			
Blisters, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Throughout Roof								
Seams Open/Split, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Throughout								
Interior								
Floors								
Carpet	70%			2028	\$107,800	3	\$16,700	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,300	
Ceramic Tile	10%			2036	* *	5	\$1,200	
Vinyl Tile	15%			2027	\$15,400	3	\$700	
Interior Walls								
Concrete Masonry Unit	90%			LIFE	* *	5	\$8,200	
Glass: Single Pane	5%			LIFE	* *	5	\$900	
Masonry: Brick	5%	0-2	\$9,000	LIFE	* *			
Repointing Failure, Extent : Severe, Area Affected : 20%								
Location : Near Clerestories In Adult Reading Room								

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**  
**QUEENSBORO HILL BRANCH LIBRARY**  
**Asset # : 13307**

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									
	AcousTileConcealSpLn	65%	4+	\$63,400	2047	* *	5	\$4,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : First Floor							
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : First Floor							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : First Floor							
	AcousTileSusp.Lay-In	10%			2044	* *	5	\$1,200	
		Recent Installation, Extent : Light, Area Affected : 10%							
		Location : Entrance Area							
	Exposed Struc: Steel	15%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$700	
	Plaster	5%			LIFE	* *	5	\$400	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2040	* *			

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									
	Service Equipment								
	Fused Disc Sw	100%			2027	\$1,500	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 1- Electrical Service Rated @ 800a							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2027	\$32,700	5	\$200	
	Raceway								
	Conduit	100%			2027	\$31,800	1		
	Panelboards								
	Molded Case Bkrs	100%			2026	\$15,100	5	\$200	
	Wiring								
	Thermoplastic	100%			2027	\$28,100	1		
	Motor Controllers								
	Locally Mounted	100%			2032	* *	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
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**  
**QUEENSBORO HILL BRANCH LIBRARY**  
**Asset # : 13307**

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	100%			2022	\$80,700	10	\$7,300	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%								
Location : Boiler Room								
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$1,000	
Exit, Service	50%			2032	* *	1		
Exterior Lighting								
HID	100%			2027	\$30,400	10		
Alarm								
Security System								
Generic	100%			2027	\$24,400	1	\$3,000	
Fire/Smoke Detection								
Generic, Digital	100%			2032	* *	1-3	\$4,900	
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2047	* *	1		
Conversion Equipment								
Hot Water Boiler	100%			2040	* *	1	\$3,900	
Distribution								
Hot Wtr Piping/Pump	100%			2035	* *	4	\$600	
Terminal Devices								
Air Handler	50%			2032	* *	1	\$2,500	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Roof Level Machine Room								
Explanation : Combination Heat And A.c. Fan								
Convector/Radiator	50%			2040	* *	1	\$1,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : About 8Ft Off Floor Level								
Explanation : Radiators								
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2028	\$160,500	2	\$500	
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2	\$10,400	
Heat Rejection								
Dry Cooler	100%			2032	* *	2	\$5,500	

*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**  
**QUEENSBORO HILL BRANCH LIBRARY**  
**Asset # : 13307**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,400	
	Exhaust Fans								
	Interior	80%			2032	* *	2	\$200	
	Roof	20%			2032	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$4,600	2	\$100	
	Recent Replace Evident, Extent : Light, Area Affected : 100%								
	Location : Mechanical Room								
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : Smith 30 Gallons								
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

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Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : REGO PARK BRANCH LIBRARY  
**Address** : 91-41 63RD DR. @ AUSTIN ST.  
**Borough** : QUEENS **Agency's Number** : RG  
**Program / Asset #** : QPL0R48.000 / 13308 **Yr Built/Renovated** : 1975 / 2009  
**Area Sq Ft** : 7,257 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 08-Aug-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,ph  
**Block** : 3104 **Lot** : 16 **BIN** : 4072812

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$50,500	
Electrical	\$73,600	
<b>Total</b>	<b>\$124,100</b>	
Importance Code A	\$50,500	
Importance Code B	\$73,600	
<b>Total</b>	<b>\$124,100</b>	

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,000	\$400		
Interior Architecture	\$9,300	\$300		\$3,800
Electrical	\$8,400	\$800	\$700	\$16,000
Mechanical	\$5,100	\$1,000	\$1,500	\$11,900
<b>Total</b>	<b>\$58,800</b>	<b>\$2,500</b>	<b>\$2,100</b>	<b>\$31,700</b>
Importance Code A	\$36,400	\$800	\$400	\$400
Importance Code B	\$22,300	\$1,700	\$1,800	\$31,300
Importance Code C				
<b>Total</b>	<b>\$58,800</b>	<b>\$2,500</b>	<b>\$2,100</b>	<b>\$31,700</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**REGO PARK BRANCH LIBRARY**  
**Asset # : 13308**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	60%	Now	\$50,500	LIFE	**	5	\$8,300		
Efflorescence, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Vegetation Growth, Extent : Moderate, Area Affected : 20%									
Location : North Facade									
Metal Panel	30%			2044	**	5-10	\$28,400		
Window Wall	10%			2044	**	5	\$5,200		
Windows									
Aluminum	98%			2040	**	5	\$800		
Metal Louvers	2%	Now	\$500	2039	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Penthouse									
Deteriorated Finish, Extent : Moderate, Area Affected : 50%									
Location : Penthouse									
Roof									
Modified Bitumen	100%	Now	\$25,200	2029	**				
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Over Restrooms									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Restrooms									
Interior									
Floors									
Carpet	70%			2025	\$98,300	3	\$15,200		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Cast in Place Concrete	5%			LIFE	**	5	\$1,200		
Ceramic Tile	5%			2033	**	5	\$500		
Vinyl Tile	20%			2032	**	3	\$800		
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior Walls									
Ceramic Tile	5%			2033	**	5	\$800		
Concrete Masonry Unit	95%			LIFE	**	5	\$6,000		
Ceilings									
AcousTileConcealSpLn	25%			2029	**	5	\$3,400		
AcousTileSusp.Lay-In	70%			2029	**	5	\$7,600		
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Restrooms Teens Reading Area									
Exposed Struc: Steel	5%			LIFE	**				
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	

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**  
**REGO PARK BRANCH LIBRARY**  
**Asset # : 13308**

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									
	Service Equipment								
	Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
	Raceway								
	Conduit	90%			2024	\$28,600	1		
	Conduit	10%			2044	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2040	* *	5		
	Molded Case Bkrs	90%			2023	\$13,600	5	\$200	
	Molded Case Bkrs	5%			2040	* *	5		
	Wiring								
	Thermoplastic	90%			2024	\$25,300	1		
	Thermoplastic	10%			2044	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2022	\$15,300	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	100%			2019	\$73,600	10	\$6,700	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Egress Lighting								
	Emergency, Battery	50%			2029	* *	10	\$900	
	Exit, Service	50%			2029	* *	1		
	Exterior Lighting								
	HID	100%			2024	\$27,800	10		
Alarm									
	Security System								
	Generic	100%			2024	\$22,200	1	\$2,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only, Motion Sensors							
	Fire/Smoke Detection								
	Generic	100%			2029	* *	1-3	\$4,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors							

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**  
**REGO PARK BRANCH LIBRARY**  
**Asset # : 13308**

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%			2034	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2029	**	1	\$3,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	**	4	\$500	
	Terminal Devices								
	Air Handler	60%			2032	**	1	\$2,700	
	Convactor/Radiator	30%			2022	\$11,100	1	\$700	
	Unit Heater - Steam	10%			2024	\$2,500	4	\$100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%			2032	**	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 90%							
		Location : 1 Unit On Roof							
	Split Unit	10%			2029	**			
		R-22 Refrigerant, Extent : Light, Area Affected : 10%							
		Location : Roof							
	Terminal Devices								
	Fan Coil - 2 Pipe	10%			2029	**	1	\$200	
	No Component	90%							
	Heat Rejection								
	Dry Cooler	10%			2029	**	2	\$500	
	No Component	90%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
	Exhaust Fans								
	Interior	85%			2029	**	2	\$200	
	Roof	15%			2029	**	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	**	1		
	Water Heater								
	Gas Fired	100%			2019	\$4,200	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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**  
**REGO PARK BRANCH LIBRARY**  
**Asset # : 13308**

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

<b>Asset Name</b>	: RICHMOND HILL BRANCH LIBRARY		
<b>Address</b>	: 118-14 HILLSIDE AVE.		
<b>Borough</b>	: QUEENS	<b>Agency's Number</b>	: RI
<b>Program / Asset #</b>	: QPL0R49.000 / 13309	<b>Yr Built/Renovated</b>	: 1905 / 2001
<b>Area Sq Ft</b>	: 13,193	<b>Project Type</b>	: QUEENS PUBLIC LIBRARY
<b>Date of Survey</b>	: 06-May-2016	<b>Landmark Status</b>	: NONE
<b>Areas Surveyed</b>	: Basement, Roof, Floors 1		
<b>Block</b>	: 9264	<b>Lot</b>	: 56
		<b>BIN</b>	: 4193458

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$331,100	
Interior Architecture	\$47,600	\$119,100
Electrical	\$183,000	
Mechanical		\$174,700
<b>Total</b>	<b>\$561,700</b>	<b>\$293,800</b>
Importance Code A	\$331,100	
Importance Code B	\$230,600	\$293,800
<b>Total</b>	<b>\$561,700</b>	<b>\$293,800</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$59,600	\$3,700		
Interior Architecture	\$81,400	\$3,300		\$1,900
Electrical			\$200	\$25,100
Mechanical	\$4,300	\$1,900	\$3,400	\$1,700
<b>Total</b>	<b>\$145,300</b>	<b>\$8,900</b>	<b>\$3,500</b>	<b>\$28,700</b>
Importance Code A	\$60,900	\$5,000	\$1,300	\$1,500
Importance Code B	\$55,100	\$3,900	\$2,200	\$27,200
Importance Code C	\$29,300			
<b>Total</b>	<b>\$145,300</b>	<b>\$8,900</b>	<b>\$3,500</b>	<b>\$28,700</b>



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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	90%	Now	\$186,300	LIFE	* *	5	\$15,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Throughout							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Southeast Corner								
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
	Masonry: Limestone	10%	Now	\$62,400	LIFE	* *	5	\$1,300	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Childrens Entrance							
		Water Penetration, Extent : Light, Area Affected : 20%							
	Location : Throughout								
Windows									
Aluminum	100%	Now	\$82,400	2035	* *	5	\$2,400		
	Caulking Deteriorated, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
	Weather Strip Missing, Extent : Moderate, Area Affected : 40%								
Location : Throughout									
Parapets									
Metal Rail	10%			2040	* *	5-10	\$6,000		
	No Component	90%							
Roof									
Metal Panel	30%	Now	\$30,300	2032	* *				
	Water Penetration, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Modified Bitumen	70%	Now	\$29,200	2032	* *				
	Water Penetration, Extent : Moderate, Area Affected : 30%								
	Location : Throughout								
Interior									
Floors									
Carpet	15%			2026	\$38,300	3	\$4,400		
	Cast in Place Concrete	5%		LIFE	* *	5	\$2,200		
	Ceramic Tile	5%	Now	\$5,800	2030	* *	5	\$500	
Cracking/Crumbling, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Vinyl Tile	70%	Now	\$47,600	2027	\$119,100	3	\$5,200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 40%								
	Location : Throughout								
Vinyl Tile 9" X 9"	5%	0-2	\$11,000	2037	* *	3	\$400		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 100%								
Location : Throughout									

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

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

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

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

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

## Interior

## Interior Walls

Ceramic Tile	5%	Now	\$1,500	2036	**	5	\$300
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

Gypsum Board	15%			LIFE	**	5	\$900
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Gypsum Board	15%			LIFE	**	5	\$900
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Plaster	65%	Now	\$27,900	LIFE	**	5	\$2,100
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Throughout

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

Location : Throughout

## Ceilings

AcousTile,Adhered	5%	Now	\$500	2032	**	5	\$500
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Water Penetration, Extent : Light, Area Affected : 5%

Location : 2nd Floor

Worn/Eroded, Extent : Moderate, Area Affected : 5%

Location : 2nd Floor

AcousTileConcealSpLn	15%			2040	**	5	\$3,700
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AcousTileSusp.Lay-In	20%	Now	\$3,200	2040	**	5	\$2,000
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : Throughout

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

Location : Throughout

Plaster	60%	Now	\$31,500	LIFE	**	5	\$7,400
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Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Throughout

Water Penetration, Extent : Moderate, Area Affected : 30%

Location : Throughout

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

## Service Equipment

Molded Case Bkrs	100%			2027	\$1,500	5	\$300
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Amperes Main Disconnect Switch

## Raceway

Conduit	100%			2027	\$31,800	1	
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## Panelboards

Fused Disc Sw	5%			2026	\$800	5	
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Molded Case Bkrs	95%			2026	\$14,400	5	\$300
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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**  
**RICHMOND HILL BRANCH LIBRARY**  
**Asset # : 13309**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Wiring								
Braided Cloth	50%			2026	\$14,100	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	50%			2027	\$14,100	1		
Motor Controllers								
Locally Mounted	100%			2025	\$30,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	99%			2022	\$132,500	10	\$12,000	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T - 12 Lamps</i>						
Incandescent	1%			2022	\$1,300	2		
Egress Lighting								
Emergency, Battery	50%			2022	\$9,000	10	\$1,600	
Exit, Service	50%			2022	\$1,000	1		
Exterior Lighting								
HID	100%			2022	\$50,500	10		

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2037	**	1		
Conversion Equipment								
Steam Boiler	100%			2032	**	1	\$13,100	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Central Plant Steam Piping/Pmp	100%			2037	**	4	\$700	
Terminal Devices								
Convactor/Radiator	100%			2040	**	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	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								
	Interior Pkg Unit - Cooling	20%			2025	\$93,600	2	\$200	
	Exterior Pkg Unit - Cooling	80%			2027	\$81,100	2	\$600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%	Now	\$2,300	LIFE	* *	2-5	\$7,400	
			Leak Evident, Extent : Moderate, Area Affected : 25%						
			Location : Flexible Connection Of #1 Ext. Package Unit On Roof						
	Exhaust Fans								
	Interior	60%			2027	\$26,700	2	\$200	
	Roof	40%			2027	\$8,300	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	20%			2047	* *	1		
	Galvanized Steel	80%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$7,600	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2032	* *	4	\$400	
	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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : RIDGEWOOD BRANCH LIBRARY  
**Address** : 20-12 MADISON ST. @ FAIRVIEW AVE  
**Borough** : QUEENS **Agency's Number** : RW  
**Program / Asset #** : QPL0R50.000 / 13310 **Yr Built/Renovated** : 1928 / 2005  
**Area Sq Ft** : 13,732 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 09-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,1m,2  
**Block** : 3491 **Lot** : 1 **BIN** : 4083512

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$214,400	
Mechanical		\$36,600
<b>Total</b>	<b>\$214,400</b>	<b>\$36,600</b>
Importance Code A	\$214,400	
Importance Code B		\$36,600
<b>Total</b>	<b>\$214,400</b>	<b>\$36,600</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$19,000			
Interior Architecture	\$10,200	\$1,000	\$5,000	\$100
Electrical	\$1,300	\$900	\$1,100	\$900
Mechanical	\$6,200	\$2,100	\$3,000	\$2,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$40,700</b>	<b>\$8,000</b>	<b>\$13,000</b>	<b>\$6,900</b>
Importance Code A	\$20,000	\$1,000	\$1,000	\$1,000
Importance Code B	\$14,700	\$7,000	\$12,000	\$5,800
Importance Code C	\$5,900			\$100
<b>Total</b>	<b>\$40,700</b>	<b>\$8,000</b>	<b>\$13,000</b>	<b>\$6,900</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	20%	Now	\$64,100	LIFE	**	5	\$34,900	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Brick	80%	Now	\$109,300	LIFE	**	5	\$17,900	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Windows									
	Aluminum	100%			2044	**	5	\$5,800	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5-10	\$22,100	
		Recent Repair Evident, Extent : Light, Area Affected : 20%							
		Location : Coping							
	Masonry: Brick	90%			LIFE	**	5-10	\$48,000	
		Recent Repair Evident, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2036	**	10	\$17,900	
Interior									
Floors									
	Carpet	10%			2029	**	3	\$3,100	
	Ceramic Tile	35%			2041	**	5	\$7,200	
	Vinyl Tile	55%			2036	**	3	\$4,200	
Interior Walls									
	Ceramic Tile	2%			2037	**	5	\$200	
	Glass: Single Pane	3%			LIFE	**	5	\$400	
	Gypsum Board	15%			LIFE	**	5-10	\$2,400	
	Plaster	80%			LIFE	**	5-10	\$6,400	
Ceilings									
	AcousTile,Adhered	30%			2033	**	5	\$6,200	
	AcousTileSusp.Lay-In	60%	4+	\$2,000	2045	**	5	\$6,200	
		Staining/Discoloring, Extent : Severe, Area Affected : 2%							
		Location : 2nd Floor							
	Plaster	10%			LIFE	**	5-10	\$3,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2063	**			
Retaining Walls									
	Masonry: Brick	100%			2048	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2041	**			
Activity Yard									
	Pavers/Stone	100%			2037	**			

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			
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	90%			2048	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Amperes							
	Fused Disc Sw	10%			2048	**	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2048	**	5	\$400	
Raceway									
Conduit	100%			2048	**	1			
Panelboards									
Fused Disc Sw	5%			2044	**	5			
Molded Case Bkrs	95%			2044	**	5	\$300		
Wiring									
Thermoplastic	100%			2048	**	1			
Motor Controllers									
Locally Mounted	100%			2041	**	5	\$100		
Ground									
Grounding Devices									
Generic	100%			LIFE	**	5	\$400		
Lighting									
Interior Lighting									
Fluorescent	70%			2033	**	10	\$8,800		
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Fluorescent	10%			2033	**	10	\$1,300		
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Compact Flourescent Lighting								
Fluorescent	20%			2033	**	10	\$2,500		
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%								
	Location : Throughout The Building								
Egress Lighting									
Emergency, Battery	50%			2033	**	10	\$1,700		
Exit, LED	45%			2056	**	1			
Exit, Service	5%			2033	**	1			
Exterior Lighting									
HID	100%			2033	**	10			

**Alarm**

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

Estimates are rounded to the nearest hundred dollars.

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

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	

**Alarm**

## Security System

No Component

30%

Generic

70%

2033

\* \*

1

\$3,600

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : C C T V Surveillance Cameras*

## Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

\* \*

1-3

\$5,900

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%

2048

\* \*

1

## Conversion Equipment

Furnace

50%

2033

\* \*

1

\$3,400

*Other Observation, Extent : Light, Area Affected : 50%**Location : Roof**Explanation : 3 Roof Top Package Units*

Steam Boiler

50%

2041

\* \*

1

\$6,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

## Distribution

Central Plant Steam

50%

2048

\* \*

4

\$500

Piping/Pmp

No Component

50%

## Terminal Devices

Air Handler

20%

2028

\$36,600

1

\$1,700

Convactor/Radiator

30%

2041

\* \*

1

\$1,300

No Component

50%

**Air Conditioning**

## Energy Source

Electricity

100%

2044

\* \*

1

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

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

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

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									
	Reciprocating Compr/Chiller	20%			2028	\$22,100	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>									
<i>Location : Roof</i>									
<i>Explanation : Refrigerant: R-22</i>									
	Ext Pkg Unit - Heating/Cooling	80%			2033	* *	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									
	Air Handler/Dir Expansion	20%			2028	\$29,100	1		
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2028	\$14,200	2	\$1,900	
	No Component	80%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$12,100	
Exhaust Fans									
	Roof	100%			2033	* *	2	\$400	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2048	* *	1		
Water Heater									
	Gas Fired	100%			2026	\$7,900	2	\$200	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2033	* *	4	\$300	
Backflow Preventer									
	Generic	100%			2033	* *	1	\$800	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Basement-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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : ROCHDALE VILLAGE BRANCH LIBRARY  
**Address** : 169-09 137TH AVE.  
**Borough** : QUEENS **Agency's Number** : RO  
**Program / Asset #** : QPL0R51.000 / 13311 **Yr Built/Renovated** : 1969 / 2008  
**Area Sq Ft** : 10,097 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 31-Mar-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 12495 **Lot** : 175 **BIN** : 4270057

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Mechanical	\$73,800	\$107,800
<b>Total</b>	<b>\$73,800</b>	<b>\$107,800</b>
Importance Code A	\$73,800	
Importance Code B		\$107,800
<b>Total</b>	<b>\$73,800</b>	<b>\$107,800</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$8,500	\$600		\$3,300
Interior Architecture	\$400	\$4,900	\$600	\$6,500
Electrical	\$12,900	\$1,200	\$1,100	\$1,100
Mechanical	\$900	\$1,900	\$4,600	\$3,800
<b>Total</b>	<b>\$22,600</b>	<b>\$8,600</b>	<b>\$6,300</b>	<b>\$14,700</b>
Importance Code A	\$8,500	\$1,100	\$500	\$4,000
Importance Code B	\$14,200	\$7,500	\$5,500	\$10,800
Importance Code C			\$300	
<b>Total</b>	<b>\$22,600</b>	<b>\$8,600</b>	<b>\$6,300</b>	<b>\$14,700</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**ROCHDALE VILLAGE BRANCH LIBRARY**  
**Asset # : 13311**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	4+	\$8,500	LIFE	**	5	\$13,900	
	Vertical Cracks, Extent : Moderate, Area Affected : 5%							
	Location : Northwest Corner							
Weathering Steel	10%			LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : New Addition To East Elevation							
	Explanation : Recent Construction							
Window Wall	6%			2047	**	5	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Thermally Inefficient							
Window Wall	4%			2057	**	5	\$2,600	
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : New Addition At East Elevation							
Windows								
Aluminum	90%			2035	**	5	\$1,300	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Thermally Inefficient							
Aluminum	10%			2052	**	5	\$100	
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : New Addition To East Elevation							
Parapets								
Cast in Place Concrete	100%			LIFE	**	5	\$7,300	
Roof								
IRMA/Protected Membrane	15%			2035	**	10	\$4,800	
Modified Bitumen	75%			2035	**	10	\$23,800	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Main Roof							
Skylight, Metal/Glass	10%			2057	**	10	\$10,600	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Roof On New Addition							
Interior								
Floors								
Carpet	65%			2029	**	3	\$14,700	
Cast in Place Concrete	10%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2036	**	5	\$800	
Vinyl Tile	20%			2037	**	3	\$1,500	
Interior Walls								
Ceramic Tile	3%			2036	**	5	\$500	
Concrete Masonry Unit	67%			LIFE	**	5	\$4,600	
Glass: Single Pane	5%			LIFE	**	5	\$600	
Gypsum Board	25%			LIFE	**	5	\$2,600	

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**ROCHDALE VILLAGE BRANCH LIBRARY**  
**Asset # : 13311**

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

AcousTileConcealSpLn 65% 2047 \* \* 5 \$12,300

*Recent Repair Evident, Extent : Light, Area Affected : 5%*

*Location : Throughout*

Exposed Struc: Steel 5% LIFE \* \*

Exposed Struc: Wood 30% LIFE \* \*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : New Addition*

*Explanation : Recent Construction*

## Site Enclosure

## Free Standing Walls

Cast in Place Concrete 100% 2077 \* \*

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Rear Courtyard*

*Explanation : Recent Construction*

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

## Service Equipment

Molded Case Bkrs 100% 2027 \$1,500 5 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : 300 Amperes*

## Raceway

Conduit 95% 2027 \$30,200 1

Conduit 5% 4+ 2037 \* \* 1

*Other Observation, Extent : Light, Area Affected : 50%*

*Location : Roof*

*Explanation : Conduit Not Supported Properly*

## Panelboards

Fused Disc Sw 100% 2026 \$15,100 5 \$200

## Wiring

Braided Cloth 40% 2-4 \$11,200 2052 \* \* 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Thermoplastic 60% 2047 \* \* 1

## Motor Controllers

Locally Mounted 100% 2025 \$30,600 5 \$100

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$100

*Other Observation, Extent : Severe, Area Affected : 100%*

*Location : First Floor*

*Explanation : No Ground Wire Jumping The Water Meter.*

*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**  
**ROCHDALE VILLAGE BRANCH LIBRARY**  
**Asset # : 13311**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Lighting</b>								
Interior Lighting								
Fluorescent	30%			2035	**	10	\$2,800	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
LED	70%			2035	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$1,200	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	80%			2027	\$30,900	10		
Incandescent	20%	4+	\$700	2027	\$6,600	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Rear</i>								
<i>Explanation : Halogen Fixtures</i>								
<b>Alarm</b>								
Security System								
Generic	100%			2035	**	1	\$3,800	
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$6,200	
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	100%	0-2	\$73,800	2047	**	1	\$4,500	
<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Repairs In Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$700	
<i>Broken, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : 1st Floor</i>								
Terminal Devices								
Air Handler	80%			2027	\$107,800	1	\$5,000	
Air Handler	20%			2032	**	1	\$1,300	
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Split Unit	20%			2032	**			
No Component	80%							

*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**  
**ROCHDALE VILLAGE BRANCH LIBRARY**  
**Asset # : 13311**

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									
Distribution									
	Ductwork/Diffusers	80%			LIFE	**	2	\$10,500	
	No Component	20%							
Terminal Devices									
	Air Handler/Dir Expansion	80%			2032	**	1		
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	50%			2022	\$1,900	2	\$3,500	
	No Component	50%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
Exhaust Fans									
	Interior	50%			2032	**	2	\$200	
	Roof	50%			2032	**	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2047	**	1		
Water Heater									
	Gas Fired	100%			2025	\$5,800	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1st Floor								
	Explanation : 50 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							

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

*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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : SAINT ALBANS BRANCH LIBRARY  
**Address** : 191-05 LINDEN BLVD.  
**Borough** : QUEENS **Agency's Number** : 53  
**Program / Asset #** : QPL0S53.000 / 13312 **Yr Built/Renovated** : 1969 / 2004  
**Area Sq Ft** : 7,062 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 29-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 11062 **Lot** : 24 **BIN** : 4238275

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$123,400
Interior Architecture	\$78,000	
Electrical		\$70,200
<b>Total</b>	<b>\$78,000</b>	<b>\$193,600</b>
Importance Code A		\$123,400
Importance Code B	\$78,000	\$70,200
<b>Total</b>	<b>\$78,000</b>	<b>\$193,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$3,800	\$900		
Interior Architecture	\$3,700	\$300		\$3,700
Electrical	\$29,100	\$900	\$800	\$700
Mechanical	\$2,400	\$800	\$3,000	\$4,900
<b>Total</b>	<b>\$39,000</b>	<b>\$2,800</b>	<b>\$3,800</b>	<b>\$9,300</b>
Importance Code A	\$4,400	\$900	\$700	
Importance Code B	\$34,600	\$2,000	\$3,100	\$9,300
Importance Code C				
<b>Total</b>	<b>\$39,000</b>	<b>\$2,800</b>	<b>\$3,800</b>	<b>\$9,300</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**SAINT ALBANS BRANCH LIBRARY**  
**Asset # : 13312**

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

## Exterior

## Exterior Walls

Masonry: Brick	80%			LIFE	**	5	\$10,700	
Masonry: Limestone	5%			LIFE	**	5	\$500	
Metal Panel	5%			2044	**	5-10	\$4,600	
Window Wall	10%			2044	**	5	\$5,000	

## Windows

Aluminum	100%			2040	**	5	\$1,700	
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## Roof

Modified Bitumen	100%			2024	\$123,400	10	\$20,900	
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## Interior

## Floors

Carpet	70%			2025	\$95,700	3	\$14,800	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2033	**	5	\$500	
Vinyl Tile	20%			2032	**	3	\$800	

## Interior Walls

Ceramic Tile	5%			2033	**	5	\$1,100	
Concrete Masonry Unit	75%			LIFE	**	5	\$6,700	
Gypsum Board	20%			LIFE	**	5	\$2,700	

## Ceilings

AcousTileConcealSpLn	90%	2-4	\$78,000	2044	**	5	\$5,900	
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*Broken/Missing Elements, Extent : Severe, Area Affected : 25%*

*Location : Community Room, Area Near Main Entrance*

*Worn/Eroded, Extent : Moderate, Area Affected : 50%*

*Location : Throughout*

Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	

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		
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : Main Service Switch Rated @ 400 Amperes*

## Switchgear / Switchboard

Molded Case Bkrs	100%			2050	**	5	\$200	
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## Raceway

Conduit	100%			2050	**	1		
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## Panelboards

Fused Disc Sw	10%			2046	**	5		
Molded Case Bkrs	90%			2046	**	5	\$200	

## Wiring

Thermoplastic	100%			2050	**	1		
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*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**  
**SAINT ALBANS BRANCH LIBRARY**  
**Asset # : 13312**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2041	* *	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2024	\$64,500	10	\$5,800	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	8%			2024	\$5,700	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Incandescent	2%			2019	\$1,400	2		
Egress Lighting								
Exit, Service	50%			2024	\$500	1		
Exit, Battery	50%			2024	\$1,600	10	\$200	
Exterior Lighting								
HID	100%			2019	\$27,000	10		
Alarm								
Security System								
Generic	100%			2032	* *	1	\$2,600	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Entrance And Inside</i>								
<i>Explanation : C C T V Surveillance Camera And Intrusion Alarm</i>								
Fire/Smoke Detection								
Generic	100%			2032	* *	1-3	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horn, Manual Pull Station And Smoke Detectors</i>								

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2044	* *	1		
Conversion Equipment								
Radiant Heater	100%			2029	* *	2	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
<i>Explanation : 4 Gas Fired Hot Water Heaters Mounted On Side Of Air Handler</i>								
Terminal Devices								
Air Handler	100%			2029	* *	1	\$4,400	
Air Conditioning								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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**  
**SAINT ALBANS BRANCH LIBRARY**  
**Asset # : 13312**

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									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2029	* *	1	\$3,300	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
	Terminal Devices								
	Air Handler/Dir Expansion	100%			2029	* *	1		
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2029	* *	2	\$4,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,900	
	Exhaust Fans								
	Interior	50%			2029	* *	2	\$100	
	Roof	50%			2024	\$5,600	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$4,100	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : SEASIDE BRANCH LIBRARY  
**Address** : 116-15 ROCKAWAY BEACH BLVD.  
**Borough** : QUEENS **Agency's Number** : SE  
**Program / Asset #** : QPL0S54.000 / 13313 **Yr Built/Renovated** : 1980 / 2001  
**Area Sq Ft** : 7,260 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 03-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 16226 **Lot** : 1 **BIN** : 4304786

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$90,900
Interior Architecture		\$164,500
Electrical		\$146,100
<b>Total</b>		<b>\$401,500</b>
Importance Code A		\$90,900
Importance Code B		\$310,600
<b>Total</b>		<b>\$401,500</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$18,200	\$200		
Interior Architecture		\$5,100	\$1,500	
Electrical	\$400	\$500	\$600	\$4,500
Mechanical	\$20,800	\$2,600	\$4,600	\$8,700
<b>Total</b>	<b>\$39,400</b>	<b>\$8,300</b>	<b>\$6,600</b>	<b>\$13,200</b>
Importance Code A	\$18,500	\$500	\$400	\$400
Importance Code B	\$20,800	\$7,800	\$6,100	\$12,800
Importance Code C			\$100	
<b>Total</b>	<b>\$39,400</b>	<b>\$8,300</b>	<b>\$6,600</b>	<b>\$13,200</b>



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

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

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**QUEENS PUBLIC LIBRARY - 039**  
**SEASIDE BRANCH LIBRARY**  
**Asset # : 13313**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Panels Over Windows							
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,500	
		Staining/Discoloring, Extent : Light, Area Affected : 40%							
		Location : Base Of Exterior Wall							
	Concrete Masonry Unit	90%			LIFE	* *	5	\$10,000	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 20%							
		Location : Throughout							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Split Face Exposed Aggregate Blocks							
		Explanation : Special CMU							
Windows									
	Aluminum	100%			2035	* *	5	\$300	
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$2,200	
	No Component	10%							
Roof									
	Roll Roofing	100%	2-4	\$18,200	2026	\$90,900	5	\$18,100	
		Blisters, Extent : Moderate, Area Affected : 30%							
		Location : At Seams							
Interior									
Floors									
	Carpet	3%			2026	\$4,200	3	\$500	
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
	Ceramic Tile	2%			2036	* *	5	\$200	
	Vinyl Tile	90%			2027	\$84,200	3	\$3,700	
Interior Walls									
	Ceramic Tile	5%			2036	* *	5	\$300	
	Concrete Masonry Unit	95%			LIFE	* *	5	\$2,100	
Ceilings									
	AcousTileSusp.Lay-In	90%			2025	\$80,200	5	\$9,800	
	Exposed Struc: Steel	5%			LIFE	* *			
	Gypsum Board	5%			LIFE	* *	5	\$700	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2062	* *			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2040	* *			

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**  
**SEASIDE BRANCH LIBRARY**  
**Asset # : 13313**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Not Accessible	100%							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2037	* *	5	\$200	
Raceway								
Conduit	60%			2037	* *	1		
Conduit	40%			2027	\$12,700	1		
Panelboards								
Molded Case Bkrs	70%			2035	* *	5	\$100	
Molded Case Bkrs	30%			2026	\$4,500	5	\$100	
Wiring								
Thermoplastic	100%			2037	* *	1		
Motor Controllers								
Locally Mounted	80%			2032	* *	5		
Locally Mounted	20%			2025	\$3,100	5		
<b>Ground</b>								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
<b>Lighting</b>								
Interior Lighting								
Fluorescent	95%			2027	\$70,000	10	\$6,300	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Incandescent	5%			2022	\$3,700	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Downlighting</i>								
Egress Lighting								
Exit, Service	50%			2032	* *	1		
Exit, Battery	50%			2032	* *	10	\$200	
Exterior Lighting								
HID	100%			2027	\$27,800	10		
<b>Alarm</b>								
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$76,200	1-3	\$4,500	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2047	* *	1		

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

Estimates are rounded to the nearest hundred dollars.

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**SEASIDE BRANCH LIBRARY**  
**Asset # : 13313**

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									
	Conversion Equipment								
	Hot Water Boiler	100%			2040	**	1	\$3,600	
	Distribution								
	Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
	Terminal Devices								
	Air Handler	100%	4+	\$19,400	2032	**	1	\$4,000	
	Leak Evident, Extent : Moderate, Area Affected : 100% Location : Mechanical Room								
Air Conditioning									
	Energy Source								
	Electricity	100%			2043	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2032	**	1	\$3,400	
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$9,400	
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2032	**	1	\$4,500	
	Leak Evident, Extent : Moderate, Area Affected : 100% Location : Mechanical Room								
	Heat Rejection								
	Dry Cooler	100%			2032	**	2	\$5,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
	Exhaust Fans								
	Roof	100%			2027	\$11,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Galvanized Steel	100%			2040	**	1		
	Water Heater								
	Electric	100%			2022	\$6,100	4		
	Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : 1-30 Gallon								
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	95%							
	Generic	5%			2032	**	1		
	Other Observation, Extent : Light, Area Affected : 100% Location : Mechanical Room Explanation : Boiler								
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.*



**QUEENS PUBLIC LIBRARY - 039**  
**SEASIDE BRANCH LIBRARY**  
**Asset # : 13313**

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
Fire Suppression									
Sprinkler									
	No Component	95%							
	Generic	5%			2047	* *	1-2	\$100	
Other Observation, Extent : Light, Area Affected : 10%									
Location : 1st Floor									
Explanation : Over Book Return									

*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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : SOUTH HOLLIS BRANCH LIBRARY  
**Address** : 204-01 HOLLIS AVE.  
**Borough** : QUEENS **Agency's Number** : SH  
**Program / Asset #** : QPL0S55.000 / 13314 **Yr Built/Renovated** : 1974 / 2008  
**Area Sq Ft** : 6,330 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 05-Apr-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 10907 **Lot** : 30 **BIN** : 4442263

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture	\$36,900	
Interior Architecture		\$69,400
Electrical		\$111,400
Mechanical		\$151,600
<b>Total</b>	<b>\$36,900</b>	<b>\$332,300</b>
Importance Code A	\$36,900	
Importance Code B		\$332,300
<b>Total</b>	<b>\$36,900</b>	<b>\$332,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$30,500			\$1,200
Interior Architecture	\$4,300		\$1,600	
Electrical	\$3,500	\$600	\$700	\$5,300
Mechanical	\$7,600	\$800	\$2,200	\$4,400
<b>Total</b>	<b>\$45,800</b>	<b>\$1,400</b>	<b>\$4,500</b>	<b>\$10,900</b>
Importance Code A	\$36,500	\$300	\$300	\$1,600
Importance Code B	\$9,300	\$1,100	\$3,800	\$9,300
Importance Code C			\$300	
<b>Total</b>	<b>\$45,800</b>	<b>\$1,400</b>	<b>\$4,500</b>	<b>\$10,900</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH HOLLIS BRANCH LIBRARY**  
**Asset # : 13314**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	95%	Now	\$36,900	LIFE	* *	5	\$12,100	
	Corrosion/Rusting, Extent : Moderate, Area Affected : 75%							
	Location : Steel Window Lintels Throughout							
Window Wall	5%			2047	* *	5	\$2,400	
Windows								
Aluminum	100%	Now	\$30,500	2052	* *	5	\$400	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Thermally Inefficient							
Roof								
Modified Bitumen	100%			2035	* *	10	\$18,900	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$2,100	
Ceramic Tile	5%			2036	* *	5	\$500	
Vinyl Tile	85%			2027	\$69,400	3	\$3,000	
Interior Walls								
Ceramic Tile	5%			2036	* *	5	\$700	
Concrete Masonry Unit	80%			LIFE	* *	5	\$4,300	
Glass: Single Pane	5%			LIFE	* *	5	\$500	
Masonry: Brick	10%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	90%			2044	* *	5	\$8,500	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Exposed Struc: Steel	10%			LIFE	* *			

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									
	Service Equipment								
	Molded Case Bkrs	100%			2037	* *	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Disconnect Switch Rated At 800af/ 400at							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2037	* *	5	\$200	
	Raceway								
	Conduit	100%			2037	* *	1		
	Panelboards								
	Molded Case Bkrs	70%			2035	* *	5	\$100	
	Molded Case Bkrs	30%			2026	\$4,500	5	\$100	
	Wiring								
	Thermoplastic	100%			2037	* *	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 HOLLIS BRANCH LIBRARY**  
**Asset # : 13314**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2032	**	5		
Ground								
Grounding Devices								
Generic	100%	2-4	\$2,900	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Ground Wire Outer Jacket Is Corroded As Well As Connection To Ground Clamp.</i>								
Lighting								
Interior Lighting								
Fluorescent	29%			2032	**	10	\$1,700	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Fluorescent	70%			2027	\$44,900	10	\$4,100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Incandescent	1%			2022	\$600	2		
Egress Lighting								
Exit, Service	50%			2022	\$500	1		
Exit, Battery	50%			2022	\$1,500	10	\$200	
Alarm								
Security System								
Generic	100%			2032	**	1	\$2,400	
Fire/Smoke Detection								
Generic, Analog	100%			2027	\$66,400	1-3	\$3,900	

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
Heating								
Energy Source								
Natural Gas	100%			2047	**	1		
Conversion Equipment								
Hot Water Boiler	75%			2040	**	1	\$2,400	
Hot Water Boiler	25%	Now	\$5,800	2044	**	1	\$700	
<i>Repairs In Progress, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
<i>Not Insulated, Extent : Light, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Air Handler	100%			2027	\$84,500	1	\$3,900	
Air Conditioning								

*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 HOLLIS BRANCH LIBRARY**  
**Asset # : 13314**

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									
	Energy Source								
	Electricity	100%			2043	* *	1		
Terminal Devices									
	Air Handler/Dir Expansion	100%			2027	\$67,200	1		
Heat Rejection									
	Air Cooled Condenser Unit	100%			2027	\$12,100	2	\$4,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	
Exhaust Fans									
	Roof	100%			2027	\$10,000	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2047	* *	1		
Water Heater									
	Gas Fired	100%			2022	\$3,700	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100% Location : Basement Explanation : 30 Gallons								
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2027	\$900	4	\$200	
Backflow Preventer									
	Generic	100%			2032	* *	1	\$400	
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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : SOUTH JAMAICA BRANCH LIBRARY  
**Address** : 108-41 GUY R. BREWER BLVD. JAMAICA  
**Borough** : QUEENS **Agency's Number** : SJ  
**Program / Asset #** : QPL0S65.000 / 13394 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 14,518 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 15-Apr-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 10171 **Lot** : 8 **BIN** : 4000000

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$81,000
<b>Total</b>		<b>\$81,000</b>
Importance Code A		\$81,000
<b>Total</b>		<b>\$81,000</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture				\$4,400
Interior Architecture		\$12,000	\$6,800	
Electrical	\$300	\$400	\$300	\$10,800
Mechanical	\$1,200	\$1,100	\$3,200	\$1,000
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$5,400</b>	<b>\$17,400</b>	<b>\$14,200</b>	<b>\$20,100</b>
Importance Code A	\$700	\$700	\$700	\$5,100
Importance Code B	\$4,700	\$16,700	\$13,200	\$14,900
Importance Code C			\$300	
<b>Total</b>	<b>\$5,400</b>	<b>\$17,400</b>	<b>\$14,200</b>	<b>\$20,100</b>



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

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

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

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

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

## Exterior

## Exterior Walls

Masonry: Brick	70%		LIFE	**	5	\$10,900
Pre-Cast Concrete	15%		LIFE	**	5	\$7,600
Window Wall	15%		2047	**	5	\$8,800

## Windows

Aluminum	95%		2043	**	5	\$4,500
Metal Louvers	5%		2036	**	10	\$1,500

## Parapets

Masonry: Brick	50%		LIFE	**	5	\$400
Pre-Cast Concrete	50%		LIFE	**	5	\$2,600

## Roof

Sloped Glazing	30%		LIFE	**	5	\$81,000
Not Accessible	70%					

## Interior

## Floors

Carpet	30%		2026	\$84,300	3	\$9,800
Cast in Place Concrete	10%		LIFE	**	5	\$4,800
Ceramic Tile	60%		2036	**	5	\$13,000

## Interior Walls

Ceramic Tile	5%		2036	**	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%		2040	**	5	\$17,400
Exposed Struc: Steel	5%		LIFE	**		
Gypsum Board	15%		LIFE	**	5	\$4,100

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

## Service Equipment

Fused Disc Sw	100%		2047	**	5	\$100
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One 1200 Amperes Main Disconnect Switch*

## Switchgear / Switchboard

Fused Disc Sw	100%		2047	**	5	\$100
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## Raceway

Conduit	100%		2047	**	1	
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## Panelboards

Fused Disc Sw	5%		2043	**	5	
Molded Case Bkrs	95%		2043	**	5	\$400

## Wiring

Thermoplastic	100%		2047	**	1	
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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**  
**SOUTH JAMAICA BRANCH LIBRARY**  
**Asset # : 13394**

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									
	Motor Controllers								
	Locally Mounted	100%			2040	**	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	55%			2032	**	10	\$7,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	10%			2032	**	10	\$1,300	
		Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	LED	35%			2037	**			
Egress Lighting									
	Emergency, Battery	50%			2032	**	10	\$1,800	
	Exit, LED	50%			2055	**	1		
Exterior Lighting									
	HID	100%			2032	**	10		
Alarm									
	Security System								
	No Component	80%							
	Generic	20%			2032	**	1	\$1,100	
Fire/Smoke Detection									
	No Component	80%							
	Generic, Digital	20%			2032	**	1-3	\$1,800	

Mechanical		Current Repair			Future Replacement		Maintenance		
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%			2053	* *	1		
Conversion Equipment									
	Furnace	100%			2035	* *	1	\$7,200	
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$8,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2049	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	100%			2032	* *	2	\$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**  
**SOUTH JAMAICA BRANCH LIBRARY**  
**Asset # : 13394**

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		<b>Priority</b>
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	
Air Conditioning								
Terminal Devices								
Air Handler/Dir Expansion	100%			2035	**	1		
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,100	
Exhaust Fans								
Roof	100%			2035	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Water Heater								
Gas Fired	100%			2025	\$8,400	2	\$200	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	**	4	\$500	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$900	
Backflow Preventer								
No Component	40%							
Generic	60%			2035	**	1	\$500	
Other Observation, Extent : Light, Area Affected : 60%								
Location : Fire Main And Boiler Feed								
Explanation : Partial								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : B-1								
Explanation : One Unit								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2047	**	1-2	\$200	

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

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

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

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : SOUTH OZONE PARK BRANCH LIBRARY  
**Address** : 128-16 ROCKAWAY BLVD.  
**Borough** : QUEENS **Agency's Number** : SZ  
**Program / Asset #** : QPL0S57.000 / 13315 **Yr Built/Renovated** : 1974 / 2001  
**Area Sq Ft** : 7,420 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 31-Mar-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 16948 **Lot** : 8 **BIN** : 4254814

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Electrical	\$73,800	
Mechanical		\$69,300
<b>Total</b>	<b>\$73,800</b>	<b>\$69,300</b>
Importance Code B	\$73,800	\$69,300
<b>Total</b>	<b>\$73,800</b>	<b>\$69,300</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$47,200	\$2,300		\$1,300
Interior Architecture	\$100,500	\$5,200	\$500	\$3,900
Electrical	\$400	\$400	\$400	\$24,300
Mechanical	\$2,400	\$1,900	\$1,700	\$25,700
<b>Total</b>	<b>\$150,500</b>	<b>\$9,800</b>	<b>\$2,600</b>	<b>\$55,200</b>
Importance Code A	\$47,500	\$2,700	\$400	\$1,800
Importance Code B	\$103,000	\$7,100	\$2,000	\$53,500
Importance Code C			\$200	
<b>Total</b>	<b>\$150,500</b>	<b>\$9,800</b>	<b>\$2,600</b>	<b>\$55,200</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**SOUTH OZONE PARK BRANCH LIBRARY**  
**Asset # : 13315**

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$31,900	LIFE	* *	5	\$10,400	
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Northwest And Northeast Corners Near Entrance							
		Loose/Delam Surface, Extent : Moderate, Area Affected : 10%							
		Location : Northwest And Northeast Corners Near Entrance							
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Northwest And Northeast Corners Near Entrance							
		Explanation : Safety Netting Applied To Areas Where Masonry Is Delaminating							
	Metal Coiling Doors	10%			2040	* *	5	\$3,800	
	Window Wall	5%			2037	* *	5	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Thermally Inefficient							
Windows									
	Aluminum	75%			2035	* *	5	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
		Explanation : Thermally Inefficient							
	Glass Block	25%	2-4	\$2,500	LIFE	* *	5	\$200	
		Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : At Clerestory							
		Other Observation, Extent : Light, Area Affected : 30%							
		Location : At Clerestory							
		Explanation : Perimeter Caulking Recently Replaced.							
Parapets									
	Masonry: Brick	90%			LIFE	* *	5	\$1,400	
	Metal Panel	5%			2047	* *	5	\$300	
	Slate	5%	0-2	\$200	LIFE	* *	5	\$100	
		Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%	Now	\$12,600	2032	* *			
		Blisters, Extent : Moderate, Area Affected : 10%							
		Location : North Section Of Roof							
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Roof Located On North Side Of Clerestory							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Over Community Room, Computer Area, Reading And Work Areas							
		Other Observation, Extent : Light, Area Affected : 2%							
		Location : East Side Of Clerestory							
		Explanation : Metal Cap Flashing Missing On One Side Of Clerestory							

## Interior

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 OZONE PARK BRANCH LIBRARY**  
**Asset # : 13315**

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									
Floors									
	Carpet	70%	Now	\$100,500	2029	* *	3	\$11,700	
		Punct/Tear/Impact Damage, Extent : Light, Area Affected : 10%							
		Location : Main Reading Area							
		Staining/Discoloring, Extent : Moderate, Area Affected : 40%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Ceramic Tile	5%			2036	* *	5	\$600	
	Vinyl Tile	25%			2032	* *	3	\$1,000	
Interior Walls									
	Ceramic Tile	5%			2036	* *	5	\$400	
	Concrete Masonry Unit	85%			LIFE	* *	5	\$2,800	
	Plaster	10%			LIFE	* *	5	\$200	
		Water Penetration, Extent : Light, Area Affected : 1%							
		Location : Clerestory							
Ceilings									
	AcousTileSusp.Lay-In	85%			2040	* *	5	\$9,800	
		Staining/Discoloring, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Community Room, Computer Area, Reading And Work Areas							
	Exposed Struc: Steel	5%			LIFE	* *			
	Plaster	10%			LIFE	* *	5	\$700	

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									
Service Equipment									
	Molded Case Bkrs	100%			2027	\$1,500	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : 400a, 208/120v									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2027	\$32,700	5	\$200	
Raceway									
	Conduit	100%			2037	* *	1		
Panelboards									
	Fused Disc Sw	30%			2035	* *	5	\$100	
	Molded Case Bkrs	50%			2026	\$7,600	5	\$100	
	Molded Case Bkrs	20%			2035	* *	5		
Wiring									
	Thermoplastic	100%			2037	* *	1		
Motor Controllers									
	Locally Mounted	100%			2025	\$15,300	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**  
**SOUTH OZONE PARK BRANCH LIBRARY**  
**Asset # : 13315**

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

## Ground

Grounding Devices  
Generic

100% LIFE \* \* 5 \$100  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : First Floor*  
*Explanation : No Ground Wire Jumping Water Meter*

## Lighting

Interior Lighting  
Fluorescent

98% 2022 \$73,800 10 \$6,700  
*Other Observation, Extent : Light, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : T12 Lamps*

Incandescent

2% 2022 \$1,500 2

Egress Lighting

Emergency, Battery

50% 2027 \$5,100 10 \$900

Emergency, Battery

50% 2027 \$5,100 10 \$900

Exterior Lighting

HID

10% 2032 \* \* 10

LED

40% 2027 \$13,000

No Component

50%

## Alarm

Security System

Generic

100% 2035 \* \* 1 \$2,800

Fire/Smoke Detection

No Component

80%

Generic, Analog

20% 2022 \$15,600 1-3 \$900

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

## Heating

Energy Source  
Electricity

2% 2047 \* \* 1  
*Other Observation, Extent : Light, Area Affected : 10%*  
*Location : Book Drop*  
*Explanation : Unit Heater*

Natural Gas

98% 2047 \* \* 1

Conversion Equipment

Hot Water Boiler

100% 2032 \* \* 1 \$3,700

Distribution

Hot Wtr Piping/Pump

100% 2035 \* \* 4 \$500

Terminal Devices

Air Handler

70% 2027 \$69,300 1 \$3,200

Convactor/Radiator

30% 2032 \* \* 1 \$700

## Air Conditioning

Energy Source  
Electricity

100% 2043 \* \* 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 OZONE PARK BRANCH LIBRARY**  
**Asset # : 13315**

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								
Exterior Pkg Unit - Cooling	30%			2032	**	2	\$100	
No Component	70%							
Terminal Devices								
Air Handler/Cool/Ht	70%			2022	\$16,600	1	\$3,200	
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2022	\$3,000	2	\$3,600	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
Exhaust Fans								
Roof	100%	Now	\$1,200	2032	**	2	\$200	
Broken, Extent : Severe, Area Affected : 5%								
Location : Toilet Exhaust								
Unit Inoperable, Extent : Severe, Area Affected : 10%								
Location : Toilet Exhaust								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2047	**	1		
Water Heater								
Gas Fired	100%			2022	\$4,300	2	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : 1st Floor								
Explanation : 30 Gallon								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

*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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : STEINWAY BRANCH LIBRARY  
**Address** : 21-45 31ST ST.  
**Borough** : QUEENS **Agency's Number** : S  
**Program / Asset #** : QPL0S58.000 / 13316 **Yr Built/Renovated** : 1956 / 2002  
**Area Sq Ft** : 10,752 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 07-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 831 **Lot** : 15 **BIN** : 4016923

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$71,800
Electrical		\$150,200
Mechanical		\$184,600
<b>Total</b>		<b>\$406,600</b>
Importance Code A		\$71,800
Importance Code B		\$334,700
<b>Total</b>		<b>\$406,600</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$36,700			
Interior Architecture	\$41,500		\$5,200	\$900
Electrical	\$20,500	\$700	\$900	\$800
Mechanical	\$4,600	\$2,100	\$1,900	\$1,600
<b>Total</b>	<b>\$103,300</b>	<b>\$2,800</b>	<b>\$8,100</b>	<b>\$3,300</b>
Importance Code A	\$37,300	\$500	\$500	\$500
Importance Code B	\$45,200	\$2,300	\$7,500	\$2,200
Importance Code C	\$20,800			\$600
<b>Total</b>	<b>\$103,300</b>	<b>\$2,800</b>	<b>\$8,100</b>	<b>\$3,300</b>



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

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$38,200	
	Masonry: Limestone	15%			LIFE	**	5	\$5,100	
Windows									
	Aluminum	100%			2044	**	5	\$5,100	
Parapets									
	Masonry: Brick	95%			LIFE	**	5-10	\$12,400	
	Masonry: Limestone	5%	Now	\$2,000	LIFE	**	5	\$100	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
	Modified Bitumen	100%			2028	\$71,800	10	\$12,200	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	60%			2027	\$124,900	3	\$14,500	
	Cast in Place Concrete	5%			LIFE	**	5	\$3,500	
	Ceramic Tile	3%			2037	**	5	\$500	
	Terrazzo	10%			LIFE	**	5	\$2,500	
	Vinyl Tile	20%			2033	**	3	\$1,200	
	Vinyl Tile 9" X 9"	2%			2028	\$3,600	3	\$200	
Interior Walls									
	Ceramic Tile	3%			2037	**	5	\$1,200	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,600	
	Masonry: Brick	7%			LIFE	**	10	\$900	
	Plaster	85%			LIFE	**	5-10	\$29,600	
Ceilings									
	Exposed Concrete	10%			LIFE	**	5-10	\$2,000	
	Plaster	90%			LIFE	**	5-10	\$24,900	
Site Enclosure									
Fence/Gates									
	Aluminum Picket	30%			2048	**			
	Chain link	70%			2038	**			
Free Standing Walls									
	Masonry: Brick	100%			2048	**			
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2033	**			

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									
	Service Equipment								
	Fused Disc Sw	10%			2028	\$200	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch For Emergency							
	Molded Case Bkrs	90%			2028	\$1,400	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2028	\$32,700	5	\$300	
Raceway									
	Conduit	90%			2028	\$28,600	1		
	Conduit	10%			2038	* *	1		
Panelboards									
	Fused Disc Sw	5%			2027	\$800	5		
	Molded Case Bkrs	85%			2027	\$12,900	5	\$200	
	Molded Case Bkrs	10%			2044	* *	5		
Wiring									
	Braided Cloth	65%	2-4	\$18,300	2053	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2028	\$8,400	1		
	Thermoplastic	5%			2048	* *	1		
Motor Controllers									
	Locally Mounted	80%			2041	* *	5	\$100	
	Locally Mounted	20%			2026	\$6,100	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2028	\$103,600	10	\$9,400	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Ballast & Bulb Is New But The Fixtures Are Old							
	Fluorescent	5%			2028	\$5,500	10	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Staircase Landings							
		Explanation : Compact Fluorescent Light Fixtures							
Egress Lighting									
	Emergency, Battery	50%			2023	\$7,300	10	\$1,300	
	Exit, Service	50%			2023	\$800	1		
Exterior Lighting									
	HID	100%			2023	\$41,100	10		

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	

**Alarm**

## Security System

No Component

30%

Generic

70%

2033

\* \*

1

\$2,800

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : C C T V Surveillance Cameras*

## Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

\* \*

1-3

\$4,600

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%

2048

\* \*

1

## Conversion Equipment

Hot Water Boiler

100%

2041

\* \*

1

\$5,300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

## Distribution

Hot Wtr Piping/Pump

100%

2044

\* \*

4

\$800

## Terminal Devices

Air Handler

50%

2033

\* \*

1

\$3,300

Convactor/Radiator

50%

2033

\* \*

1

\$1,700

**Air Conditioning**

## Energy Source

Electricity

100%

2036

\* \*

1

## Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

80%

2028

\$102,200

2

\$500

*R-22 Refrigerant, Extent : Light, Area Affected : 80%**Location : Roof*

Split Unit

20%

2028

\$43,600

## Terminal Devices

Fan Coil - 2 Pipe

20%

2028

\$38,800

1

\$700

No Component

80%

## Heat Rejection

Dry Cooler

20%

2028

\$11,100

2

\$1,500

No Component

80%

**Ventilation**

## Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$9,500

## Exhaust Fans

Roof

100%

2028

\$16,900

2

\$300

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

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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**  
**STEINWAY BRANCH LIBRARY**  
**Asset # : 13316**

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	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$6,200	2	\$200	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2028	\$2,900	4	\$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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : SUNNYSIDE BRANCH LIBRARY  
**Address** : 43-06 GREENPOINT AVE.  
**Borough** : QUEENS **Agency's Number** : SU  
**Program / Asset #** : QPL0S59.000 / 13317 **Yr Built/Renovated** : 1976 / 2005  
**Area Sq Ft** : 7,992 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 25-Jul-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 173 **Lot** : 16 **BIN** : 4002111

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$119,100
<b>Total</b>		<b>\$119,100</b>
Importance Code A		\$119,100
<b>Total</b>		<b>\$119,100</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$23,800	\$4,300		
Interior Architecture	\$1,500	\$1,000		\$7,100
Electrical	\$1,000	\$900	\$900	\$9,000
Mechanical	\$1,000	\$1,100	\$1,700	\$900
<b>Total</b>	<b>\$27,300</b>	<b>\$7,300</b>	<b>\$2,600</b>	<b>\$17,000</b>
Importance Code A	\$24,300	\$4,700	\$400	\$400
Importance Code B	\$3,000	\$2,600	\$2,200	\$16,600
Importance Code C				
<b>Total</b>	<b>\$27,300</b>	<b>\$7,300</b>	<b>\$2,600</b>	<b>\$17,000</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**SUNNYSIDE BRANCH LIBRARY**  
**Asset # : 13317**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Exterior</b>								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$8,800	
Window Wall	20%			2050	**	5	\$8,200	
<i>Recent Construction, Extent : Light, Area Affected : 100%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	100%			2040	**	5	\$500	
<b>Roof</b>								
Modified Bitumen	90%	Now	\$23,800	2024	\$119,100			
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Skylight, Metal/Glass	10%			2044	**	10	\$7,500	
<b>Interior</b>								
Floors								
Carpet	25%			2025	\$38,700	3	\$6,000	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	3%			2037	**	5	\$400	
Vinyl Tile	67%			2032	**	3	\$3,000	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$1,400	
Glass: Single Pane	5%			LIFE	**	5	\$300	
Gypsum Board	45%			LIFE	**	5	\$1,900	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Ceilings								
AcousTileSusp.Lay-In	90%			2037	**	5	\$10,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority</b>
<b>Under 600 Volts</b>								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
<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	\$32,700	5	\$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**  
**SUNNYSIDE BRANCH LIBRARY**  
**Asset # : 13317**

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									
	Raceway								
	Conduit	100%			2050	**	1		
	Panelboards								
	Molded Case Bkrs	100%			2046	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2050	**	1		
	Motor Controllers								
	Locally Mounted	100%			2041	**	5	\$100	
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	80%			2032	**	10	\$5,900	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Fluorescent	10%			2032	**	10	\$700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
		Explanation : Compact Fluorescent Light Fixtures							
	Fluorescent	10%			2032	**	10	\$700	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Bookcase Area							
	Egress Lighting								
	Emergency, Battery	50%			2032	**	10	\$1,000	
	Exit, Service	50%			2032	**	1		
	Exterior Lighting								
	HID	100%			2024	\$30,600	10		
Alarm									
	Security System								
	Generic	100%			2032	**	1	\$3,000	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : C C T V Surveillance Cameras							
	Fire/Smoke Detection								
	Generic	100%			2032	**	1-3	\$4,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station And Smoke Detector							

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.

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**  
**SUNNYSIDE BRANCH LIBRARY**  
**Asset # : 13317**

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									
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$4,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2040	* *	4	\$600	
	Terminal Devices								
	Air Handler	90%			2029	* *	1	\$4,500	
	Convactor/Radiator	10%			2037	* *	1	\$300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2029	* *	2	\$500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : R-410a Refrigerant						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,500	
	Exhaust Fans								
	Interior	50%			2029	* *	2	\$100	
	Roof	50%			2029	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2050	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$4,600	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2029	* *	4	\$200	
	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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : WHITESTONE BRANCH LIBRARY  
**Address** : 151-10 14TH RD. @ CLINTONVILLE ST.  
**Borough** : QUEENS **Agency's Number** : W  
**Program / Asset #** : QPL0W61.000 / 13319 **Yr Built/Renovated** : 1971 /  
**Area Sq Ft** : 7,365 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 07-Aug-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1  
**Block** : 4717 **Lot** : 25 **BIN** : 4107201

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Interior Architecture	\$157,500	
Electrical	\$71,000	\$3,700
Mechanical	\$148,600	\$78,600
<b>Total</b>	<b>\$377,100</b>	<b>\$82,300</b>
Importance Code B	\$377,100	\$82,300
<b>Total</b>	<b>\$377,100</b>	<b>\$82,300</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$27,600	\$12,800		
Interior Architecture				\$1,400
Electrical	\$24,200	\$800	\$700	\$700
Mechanical	\$800	\$2,100	\$1,300	\$6,200
<b>Total</b>	<b>\$52,500</b>	<b>\$15,700</b>	<b>\$2,000</b>	<b>\$8,400</b>
Importance Code A	\$28,000	\$13,100	\$400	\$400
Importance Code B	\$24,500	\$2,600	\$1,700	\$8,000
Importance Code C				
<b>Total</b>	<b>\$52,500</b>	<b>\$15,700</b>	<b>\$2,000</b>	<b>\$8,400</b>



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

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

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



**QUEENS PUBLIC LIBRARY - 039**  
**WHITESTONE BRANCH LIBRARY**  
**Asset # : 13319**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$11,700	LIFE	**	5	\$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%								
Location : South Facade								
Exposed Reinforcement, Extent : Severe, Area Affected : 10%								
Location : South Facade								
Misaligned/Bulging, Extent : Severe, Area Affected : 30%								
Location : South Facade								
Other Observation, Extent : Moderate, Area Affected : 50%								
Location : South Facade								
Explanation : Temporary Support In Place								
Masonry: Brick	90%			LIFE	**	5	\$6,100	
Windows								
Aluminum	100%			2040	**	5	\$1,500	
Parapets								
Metal Security Bars	20%			2039	**			
No Component	80%							
Roof								
Built-Up (BUR)	10%	Now	\$11,100	2034	**			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%								
Location : Flat Section Over Main Entry								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Main Entry								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Over Main Entry								
Metal Panel	60%			2037	**	10	\$26,300	
Roll Roofing	10%			2020	\$10,000	5	\$4,000	
Single Ply Membrane	20%			2029	**	10	\$4,800	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2033	**	5	\$600	
Vinyl Tile	85%	Now	\$80,700	2034	**	3	\$3,500	
Split/Cracked, Extent : Moderate, Area Affected : 25%								
Location : Throughout								
Worn/Eroded, Extent : Moderate, Area Affected : 30%								
Location : Throughout								
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout								
Explanation : 9x9 Tiles								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$1,700	
Glass: Single Pane	10%			LIFE	**	5	\$600	
Masonry: Brick	30%			LIFE	**			
Plaster	10%			LIFE	**	5	\$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**  
**WHITESTONE BRANCH LIBRARY**  
**Asset # : 13319**

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

AcousTileConcealSpLn 85% Now \$76,800 2044 \* \* 5 \$5,900

*Staining/Discoloring, Extent : Moderate, Area Affected : 50%*

*Location : Throughout*

*Worn/Eroded, Extent : Moderate, Area Affected : 50%*

*Location : Throughout*

AcousTileSusp.Lay-In 5% 2037 \* \* 5 \$600

Exposed Concrete 10% LIFE \* \* 5 \$200

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

## Service Equipment

Molded Case Bkrs 100% 2024 \$1,500 5 \$200

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : No Nameplate Ratings Available*

## Switchgear / Switchboard

Molded Case Bkrs 100% 2024 \$32,700 5 \$200

## Raceway

Conduit 90% 2024 \$28,600 1

Conduit 10% 2044 \* \* 1

## Panelboards

Fused Disc Sw 5% 2040 \* \* 5

Molded Case Bkrs 90% 2023 \$13,600 5 \$200

Molded Case Bkrs 5% 2040 \* \* 5

## Wiring

Braided Cloth 60% 2-4 \$16,900 2049 \* \* 1

*Insulation Aged, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

Thermoplastic 30% 2034 \* \* 1

Thermoplastic 10% 2044 \* \* 1

## Ground

## Grounding Devices

Generic 100% LIFE \* \* 5 \$100

## Lighting

## Interior Lighting

Fluorescent 95% 2019 \$71,000 10 \$6,400

*T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

Fluorescent 5% 2024 \$3,700 10 \$300

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Bookcase Section*

*Explanation : Compact Fluorescent 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**  
**WHITESTONE BRANCH LIBRARY**  
**Asset # : 13319**

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**

Egress Lighting  
 Emergency, Service  
 Exit, Service

50%  
 50%

2029  
 2029

\* \*  
 \* \*

1  
 1

Exterior Lighting  
 HID

100%

2024

\$28,200

10

**Alarm**

Security System  
 Generic

100%

2029

\* \*

1

\$2,800

*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout The Building*

*Explanation : Intrusion Alarm Only, Motion Sensors*

Fire/Smoke Detection  
 Generic

100%

2029

\* \*

1-3

\$4,500

*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		
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%

2034

\* \*

1

Conversion Equipment  
 Hot Water Boiler

100%

2029

\* \*

1

\$3,600

*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Boiler Room*

*Explanation : 1 Unit*

Distribution  
 Hot Wtr Piping/Pump

100%

2032

\* \*

4

\$500

Terminal Devices

Air Handler

80%

2024

\$78,600

1

\$3,600

Convactor/Radiator

20%

2029

\* \*

1

\$500

**Air Conditioning**

Energy Source  
 Electricity

100%

2032

\* \*

1

Conversion Equipment  
 Int Pkg Unit -  
 Heating/Cooling

100%

2022

\$148,600

2

\$500

*R-22 Refrigerant, Extent : Light, Area Affected : 100%*

*Location : Mechanical Room*

Heat Rejection

Air Cooled Condenser  
 Unit

100%

2024

\$14,100

2

\$5,100

**Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

\* \*

2-5

\$4,100

*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**  
**WHITESTONE BRANCH LIBRARY**  
**Asset # : 13319**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%			2024	\$11,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2034	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$4,300	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

*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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : WINDSOR PARK BRANCH LIBRARY  
**Address** : 79-50 BELL BLVD. @ UNION TURNPIKE  
**Borough** : QUEENS **Agency's Number** : WP  
**Program / Asset #** : QPL0W62.000 / 13320 **Yr Built/Renovated** : 1958 / 2010  
**Area Sq Ft** : 6,300 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 09-Aug-2013 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 7772 **Lot** : 1 **BIN** : 4164306

**CAPITAL****Total**

Importance Code

**Total**

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$1,800		\$1,200	
Interior Architecture	\$3,100	\$300	\$5,300	\$3,300
Electrical	\$600	\$800	\$700	\$7,100
Mechanical	\$300	\$600	\$800	\$4,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$9,700</b>	<b>\$5,600</b>	<b>\$11,900</b>	<b>\$18,500</b>
Importance Code A	\$2,100	\$300	\$1,500	\$300
Importance Code B	\$7,600	\$5,300	\$10,400	\$18,200
Importance Code C				
<b>Total</b>	<b>\$9,700</b>	<b>\$5,600</b>	<b>\$11,900</b>	<b>\$18,500</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**WINDSOR PARK BRANCH LIBRARY**  
**Asset # : 13320**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$9,400	
	Recent Repair Evident, Extent : Light, Area Affected : 25%							
	Location : Throughout							
Masonry: Fieldstone	20%			LIFE	**	5	\$2,000	
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
Window Wall	7%			2044	**	5	\$3,500	
Windows								
Aluminum	100%			2046	**	5	\$2,400	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$800	
	Recent Repair Evident, Extent : Light, Area Affected : 20%							
	Location : Throughout							
Pre-Cast Concrete	5%			LIFE	**	5	\$300	
Roof								
Modified Bitumen	98%			2034	**	10	\$9,300	
Skylight, Metal/Glass	2%			2034	**	10	\$600	
Interior								
Floors								
Carpet	65%			2025	\$79,300	3	\$12,300	
	Recent Installation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
Ceramic Tile	5%			2037	**	5	\$500	
Vinyl Tile	25%			2032	**	3	\$900	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Gypsum Board	80%			LIFE	**	5	\$6,900	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Plaster	10%			LIFE	**	5	\$400	
Ceilings								
AcousTileConcealSpLn	90%			2041	**	5	\$10,600	
	Recent Replace Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Plaster	10%			LIFE	**	5	\$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	

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**  
**WINDSOR PARK BRANCH LIBRARY**  
**Asset # : 13320**

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									
	Service Equipment								
	Fused Disc Sw	100%			2050	* *	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated @ 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2050	* *	5	\$200	
	Raceway								
	Conduit	100%			2050	* *	1		
	Panelboards								
	Molded Case Bkrs	100%			2046	* *	5	\$200	
	Wiring								
	Thermoplastic	100%			2050	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2032	* *	10	\$5,200	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2032	* *	10	\$600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Mechanical Room							
	Egress Lighting								
	Emergency, Battery	50%			2032	* *	10	\$800	
	Exit, Service	50%			2032	* *	1		
	Exterior Lighting								
	HID	100%			2032	* *	10		
Alarm									
	Security System								
	Generic	100%			2032	* *	1	\$2,400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : C C T V Surveillance Cameras							
	Fire/Smoke Detection								
	Generic	100%			2032	* *	1-3	\$3,900	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors							

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

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**  
**WINDSOR PARK BRANCH LIBRARY**  
**Asset # : 13320**

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%			2034	* *	1		
	Conversion Equipment								
	Furnace	100%			2032	* *	1	\$3,100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 1 Roof Top Package Unit								
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2032	* *	2	\$400	
	R-22 Refrigerant, Extent : Light, Area Affected : 100%								
	Location : 1 Unit On Roof								
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,500	
	Exhaust Fans								
	Roof	100%			2032	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$3,600	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2032	* *	4	\$400	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Bl. B, G, I.								
	Explanation : 1 Unit								

*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 : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : WOODHAVEN BRANCH LIBRARY  
**Address** : 85-41 FOREST PKWY.  
**Borough** : QUEENS **Agency's Number** : WN  
**Program / Asset #** : QPL0W63.000 / 13321 **Yr Built/Renovated** : 1928 / 1999  
**Area Sq Ft** : 8,864 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 05-May-2016 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 8856 **Lot** : 85 **BIN** : 4181578

<b>CAPITAL</b>	<b>FY 2019 - 2022</b>	<b>FY 2023 - 2028</b>
Exterior Architecture		\$72,200
Interior Architecture		\$37,000
Electrical	\$79,100	\$55,500
Mechanical		\$298,700
<b>Total</b>	<b>\$79,100</b>	<b>\$463,400</b>
Importance Code A		\$72,200
Importance Code B	\$79,100	\$391,200
<b>Total</b>	<b>\$79,100</b>	<b>\$463,400</b>

<b>EXPENSE</b>	<b>FY 2019</b>	<b>FY 2020</b>	<b>FY 2021</b>	<b>FY 2022</b>
Exterior Architecture	\$29,600	\$1,100		
Interior Architecture	\$5,300	\$2,700	\$1,600	\$500
Electrical	\$7,600	\$600	\$800	\$17,300
Mechanical	\$21,700	\$1,200	\$6,400	\$1,200
<b>Total</b>	<b>\$64,300</b>	<b>\$5,700</b>	<b>\$8,700</b>	<b>\$19,000</b>
Importance Code A	\$30,500	\$2,000	\$900	\$1,000
Importance Code B	\$29,200	\$3,600	\$7,000	\$18,000
Importance Code C	\$4,600		\$800	
<b>Total</b>	<b>\$64,300</b>	<b>\$5,700</b>	<b>\$8,700</b>	<b>\$19,000</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**WOODHAVEN BRANCH LIBRARY**  
**Asset # : 13321**

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$17,400	
	Masonry: Brick	90%			LIFE	**	5	\$20,100	
Windows									
	Aluminum	100%			2035	**	5	\$2,300	
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$9,300	LIFE	**	5	\$2,800	
		Water Penetration, Extent : Moderate, Area Affected : 20%							
		Location : Upper Roof							
		Other Observation, Extent : Moderate, Area Affected : 20%							
		Location : Upper Roof							
		Explanation : Covered With Temporary Waterproof Membrane							
	Masonry: Brick	90%	Now	\$18,900	LIFE	**	5	\$3,200	
		Other Observation, Extent : Moderate, Area Affected : 15%							
		Location : Between Lower And Upper Roof							
		Explanation : Covered With Temporary Waterproof Membrane							
Roof									
	Modified Bitumen	100%	4+	\$1,400	2027	\$72,200			
		Alligatoring, Extent : Light, Area Affected : 50%							
		Location : Throughout							
Interior									
Floors									
	Carpet	35%			2026	\$60,000	3	\$7,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
	Ceramic Tile	5%			2036	**	5	\$700	
	Sheet Vinyl/Rubber	5%			2032	**	5	\$1,000	
	Vinyl Tile	25%			2032	**	3	\$1,200	
	Vinyl Tile 9" X 9"	25%			2027	\$37,000	3	\$1,200	
Interior Walls									
	Ceramic Tile	5%			2036	**	5	\$1,700	
	Concrete Masonry Unit	5%			LIFE	**	5	\$700	
	Plaster	85%	4+	\$4,600	LIFE	**	5	\$8,500	
		Cracking/Crumbling, Extent : Light, Area Affected : 1%							
		Location : Staff Bathroom In Basement							
		Water Penetration, Extent : Light, Area Affected : 10%							
		Location : Staff Bathroom In Basement							
	Wood	5%			LIFE	**	5	\$6,700	
Ceilings									
	Gypsum Board	80%			LIFE	**	5	\$13,300	
	Plaster	20%	4+	\$700	LIFE	**	5	\$1,700	
		Cracking/Crumbling, Extent : Light, Area Affected : 1%							
		Location : Staff Bathroom In Basement							
Site Enclosure									
Fence/Gates									
	Chain link	40%			2047	**			
	Iron Picket	60%			2062	**			

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.  
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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**  
**WOODHAVEN BRANCH LIBRARY**  
**Asset # : 13321**

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	

## Site Pavements

## On-Site Walkways

Cast in Place Concrete	100%				2040		* *		
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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

## Service Equipment

Molded Case Bkrs	100%				2027	\$1,500	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%*

*Location : Basement Electrical Room*

*Explanation : Rating Is Not Available*

## Raceway

Conduit	95%				2027	\$30,200	1		
Conduit	5%				2037	* *	1		

## Panelboards

Molded Case Bkrs	90%				2026	\$13,600	5	\$200	
Molded Case Bkrs	10%				2035	* *	5		

## Wiring

Braided Cloth	25%	2-4	\$7,000	2052		* *	1		
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*Insulation Aged, Extent : Light, Area Affected : 100%*

*Location : Basement*

Thermoplastic	75%				2037	* *	1		
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## Motor Controllers

Locally Mounted	100%				2025	\$15,300	5	\$100	
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## Ground

## Grounding Devices

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

*Location : Basement*

*Explanation : There Is No Ground Wire Jumper At The Water Meter.*

## Lighting

## Interior Lighting

Fluorescent	88%				2022	\$79,100	10	\$7,200	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Throughout*

*Explanation : Using T-12 Lamps*

Fluorescent	10%				2027	\$9,000	10	\$800	
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : First Floor*

*Explanation : Using T-8 Lamps*

HID	2%				2027	\$1,200	10		
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## Egress Lighting

Emergency, Battery	50%				2022	\$6,100	10	\$1,100	
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Exit, Battery	50%				2022	\$2,100	10	\$300	
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## Alarm

*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**  
**WOODHAVEN BRANCH LIBRARY**  
**Asset # : 13321**

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	

## Alarm

Security System									
Generic		100%			2027	\$27,200	1	\$3,300	
Fire/Smoke Detection									
No Component		50%							
Generic, Digital		50%			2027	\$46,500	1-3	\$2,700	

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%			2047	* *	1		
Conversion Equipment									
Steam Boiler		100%			2032	* *	1	\$8,800	
Distribution									
Central Plant Steam Piping/Pmp		100%			2037	* *	4	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : Not Insulated</i>									
Terminal Devices									
Convactor/Radiator		100%			2032	* *	1	\$2,900	

## Air Conditioning

Energy Source									
Electricity		100%			2043	* *	1		
Conversion Equipment									
Interior Pkg Unit - Cooling		95%	Now	\$14,900	2025	\$298,700	2	\$400	
<i>Damaged, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i> <i>Other Observation, Extent : Moderate, Area Affected : 10%</i> <i>Location : Basement</i> <i>Explanation : Compressor Needs Repair</i>									
Split Unit		5%			2032	* *			
Distribution									
Ductwork/Diffusers		100%			LIFE	* *	2	\$11,500	
Heat Rejection									
Air Cooled Condenser Unit		100%			2027	\$17,000	2	\$6,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : No Pipe Insulation</i>									

## Ventilation

Distribution									
Ductwork/Diffusers		100%			LIFE	* *	2-5	\$4,900	

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**QUEENS PUBLIC LIBRARY - 039**  
**WOODHAVEN BRANCH LIBRARY**  
**Asset # : 13321**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Roof	100%	Now	\$4,200	2037	* *	2	\$200	
		Broken, Extent : Moderate, Area Affected : 100%							
		Location : Roof							
Plumbing									
	H/C Water Piping								
	Brass/Copper	10%			2047	* *	1		
	Galvanized Steel	90%			2032	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$5,100	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2027	\$2,400	4	\$500	
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	Not Accessible	100%							

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

Print Date : 21-Sep-2017

**QUEENS PUBLIC LIBRARY - FY 2018**

**Asset Name** : WOODSIDE BRANCH LIBRARY  
**Address** : 54-22 SKILLMAN AVE.  
**Borough** : QUEENS **Agency's Number** : WS  
**Program / Asset #** : QPL0W64.000 / 13322 **Yr Built/Renovated** : 1931 / 1999  
**Area Sq Ft** : 12,051 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 08-Jun-2017 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,1m,2  
**Block** : 1317 **Lot** : 85 **BIN** : 4030847

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$177,800	\$43,000
Interior Architecture		\$31,100
Electrical		\$205,300
Mechanical		\$143,200
<b>Total</b>	<b>\$177,800</b>	<b>\$422,500</b>
Importance Code A	\$177,800	\$43,000
Importance Code B		\$379,500
<b>Total</b>	<b>\$177,800</b>	<b>\$422,500</b>

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$19,700		\$2,600	
Interior Architecture	\$131,100		\$1,100	\$5,100
Electrical	\$10,400	\$1,100	\$1,400	\$1,200
Mechanical	\$16,800	\$1,500	\$2,200	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$182,000</b>	<b>\$6,500</b>	<b>\$11,300</b>	<b>\$11,600</b>
Importance Code A	\$20,700	\$1,000	\$3,600	\$1,000
Importance Code B	\$148,300	\$5,600	\$7,700	\$10,000
Importance Code C	\$13,000			\$600
<b>Total</b>	<b>\$182,000</b>	<b>\$6,500</b>	<b>\$11,300</b>	<b>\$11,600</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	85%	Now	\$91,400	LIFE	* *	5	\$29,900		
Cracking/Crumbling, Extent : Light, Area Affected : 10%									
Location : East Facade, Near Main Entrance									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Masonry: Limestone	10%	Now	\$86,400	LIFE	* *	5	\$2,600		
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : North Facade									
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%									
Location : Cornice And Horizontal Bands									
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Cornice									
Pre-Cast Concrete	5%			LIFE	* *	5	\$11,400		
Windows									
Aluminum	100%			2044	* *	5	\$2,000		
Parapets									
Masonry: Brick	72%			LIFE	* *	5-10	\$4,400		
Masonry: Limestone	5%			LIFE	* *	5-10	\$500		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Coping									
Explanation : Coping Covered With Metal									
Metal Panel	3%			2048	* *	5	\$100		
Metal: Cage/Fence	20%			2041	* *	5-10	\$1,400		
Roof									
Asphalt Shingle	60%			2031	* *	10	\$1,800		
Modified Bitumen	40%	Now	\$8,600	2028	\$43,000				
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%									
Location : Over Staff Restroom									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Over Staff Restroom									
Soffits									
Masonry: Limestone	100%	4+	\$200	LIFE	* *	5			
Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 5%									
Location : 55 Street									

## Interior

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**  
**WOODSIDE BRANCH LIBRARY**  
**Asset # : 13322**

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									
Floors									
	Carpet	40%	Now	\$93,300	2030	**	3	\$10,800	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%							
		Location : Various							
		Staining/Discoloring, Extent : Severe, Area Affected : 20%							
		Location : Various							
		Uneven Substrate, Extent : Severe, Area Affected : 30%							
		Location : Various							
	Cast in Place Concrete	5%			LIFE	**	5	\$3,900	
	Ceramic Tile	5%			2037	**	5	\$900	
	Vinyl Tile	30%			2036	**	3	\$2,000	
	Vinyl Tile	20%			2028	\$31,100	3	\$1,800	
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$1,200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$2,000	
	Plaster	80%			LIFE	**	5-10	\$16,900	
	Plaster	5%	Now	\$1,000	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
Ceilings									
	AcousTileSusp.Lay-In	5%			2041	**	5	\$900	
	Exposed Struc: Wood	35%			LIFE	**	10	\$9,900	
	Plaster	55%			LIFE	**	5-10	\$17,800	
	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							
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2063	**			
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2041	**			

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

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

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
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2028	\$1,500	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Rated @ 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$32,700	5	\$300	
	Raceway								
	Conduit	50%			2028	\$15,900	1		
	Conduit	50%			2048	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2044	* *	5		
	Molded Case Bkrs	50%			2044	* *	5	\$200	
	Molded Case Bkrs	40%			2027	\$6,100	5	\$100	
	Wiring								
	Braided Cloth	30%	2-4	\$8,400	2053	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floors							
	Thermoplastic	70%			2048	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$400	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2028	\$116,100	10	\$10,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2023	\$6,100	10	\$600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Egress Lighting								
	Emergency, Battery	50%			2033	* *	10	\$1,500	
	Exit, Service	50%			2033	* *	1		
	Exterior Lighting								
	HID	100%			2028	\$46,100	10		
Alarm									
	Security System								
	Generic	100%			2028	\$36,900	1	\$4,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside And Inside							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm							

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**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	

**Alarm**

Fire/Smoke Detection  
Generic, Analog

100% 2033 \* \* 1-3 \$7,400  
*Other Observation, Extent : Moderate, Area Affected : 100%*  
*Location : Throughout The Building*  
*Explanation : Smoke Detector, Horns, Manual Pull Station And Strobe Lights*

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% 2048 \* \* 1

Conversion Equipment

Furnace

40% 2033 \* \* 1 \$2,400  
*Other Observation, Extent : Light, Area Affected : 40%*  
*Location : Roof*  
*Explanation : 1 Roof Top Package Unit*

Steam Boiler

60% 2048 \* \* 1 \$7,200  
*Recent Installation, Extent : Light, Area Affected : 100%*  
*Location : Boiler Room*  
*Other Observation, Extent : Light, Area Affected : 60%*  
*Location : Basement Boiler Room*  
*Explanation : 1 Unit*

Distribution

Central Plant Steam  
Piping/Pmp

60% Now \$11,600 2038 \* \* 4 \$400  
*Leak Evident, Extent : Severe, Area Affected : 60%*  
*Location : Throught*

No Component

40%

Terminal Devices

Convactor/Radiator

60% 2033 \* \* 1 \$2,300

No Component

40%

**Air Conditioning**

Energy Source

Electricity

100% 2036 \* \* 1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100% 2028 \$143,200 2 \$700  
*R-22 Refrigerant, Extent : Light, Area Affected : 100%*  
*Location : Roof*

**Ventilation**

Distribution

Ductwork/Diffusers

100% LIFE \* \* 2-5 \$10,600

Exhaust Fans

Roof

100% 2033 \* \* 2 \$400

**Plumbing**

*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			
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	100%			2038	* *	1		
	Water Heater Gas Fired	100%			2023	\$7,000	2	\$200	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s) Non-Submersible	100%			2028	\$1,700	4	\$400	
	Fixtures Generic	100%							
Vertical Transport									
	Elevators Gearless Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1, Mezzanine, 2								
	Explanation : 1 Unit								

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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