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

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	
Total	\$50,700	
Importance Code B	\$50,700	
Total	\$50,700	

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
Total	\$14,400	\$8,300	\$4,400	\$31,200
Importance Code A	\$200	\$200	\$200	\$20,800
Importance Code B	\$14,200	\$7,800	\$4,100	\$10,400
Importance Code C		\$300		
Total	\$14,400	\$8,300	\$4,400	\$31,200



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

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

QUEENS PUBLIC LIBRARY - 039 ARVERNE BRANCH LIBRARY

Asset #: 14216

Architecture		Current Repair		Futur	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%			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	
nterior								
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	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2062	* *			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			

ectrical	Current Repair	Future l	Replacement	M	aintenance	
stem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year E FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2027	\$1,500	5		
	Other Observation, Extent: Moderate	, Area Affecte	ed : 100%			
	Location: Work Room					
	Explanation: One 400 Amperes Ma	in Disconnect	t 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		

Ground

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

Maintenance \$ are aggregated over a 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

Electrical	Current Repa	ir Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	100%	2022	\$50,700	10	\$4,600	
	Compact Fluorescent Lig Location : Throughout	ht, Extent : Light, Area	Affected : 100%			
Egress Lighting						
Emergency, Battery	50%	2022	\$3,400	10	\$600	
Exit, Battery	50%	2022	\$1,200	10	\$200	
Exterior Lighting						
HID	100%	2027	\$19,100	10		
Alarm						
Security System						
Generic	100%	2032	* *	1	\$1,900	
Fire/Smoke Detection						
Generic, Digital	100%	2032	* *	1-3	\$3,100	

Mechanical	Current Repair	Future Replac	cement	М	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2053	* *	1		
	Recent Installation, Extent: Ligar	ht, Area Affected : 100%				
	Location: 1st Floor					
Conversion Equipment						
Furnace	100%	2035	* *	1	\$2,500	
	Recent Replace Evident, Extent . Location: Rooftop	Light, Area Affected : 10	00%			
	Other Observation, Extent : Ligit Location : Throughout	nt, Area Affected : 100%				
	Explanation : Entire Facility V	Vas Recently Renovated				
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$2,800	
	Recent Replace Evident, Extent . Location: Throughout	Light, Area Affected : 10	00%			
ir Conditioning						
Energy Source						
Electricity	100%	2049	* *	1		
•	Recent Replace Evident, Extent . Location: Throughout	Light, Area Affected : 10	00%			

Maintenance \$ are aggregated over a 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

Mechanical	Current Repair	Future Re	eplacement	M		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%	2035	* *	2	\$300	
	Recent Replace Evident, Extent : Light Location : Rooftop	t, Area Affectea	d : 100%			
Distribution Ductwork/Diffusers	100% Recent Replace Evident, Extent : Light Location : Throughout	LIFE t, Area Affected	* * l : 100%	2	\$6,500	
Ventilation						
Distribution Ductwork/Diffusers	100% Recent Replace Evident, Extent : Light Location : Throughout	LIFE t, Area Affected	* * l : 100%	2-5	\$2,800	
Exhaust Fans Roof	100% Recent Replace Evident, Extent : Light Location : Rooftop	2035 t, Area Affected	* * d : 100%	2	\$200	
Plumbing						
H/C Water Piping Brass/Copper	100% Recent Replace Evident, Extent : Light Location : Throughout	2053 t, Area Affected	* * l : 100%	1		
Water Heater Gas Fired	100%	2026	\$2,900	2	\$100	
Gas I fied	Other Observation, Extent : Light, Are Location : Mechanical Room Explanation : 1-40 Gallon Water Hea	a Affected : 10	00%	L	\$100	
Sanitary Piping	Explanation . 1 To Gatton Hater 11cd	aici Receni II	isian			
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					
Fire Suppression Sprinkler						
No Component	95%				***	
Generic	5% Recent Installation, Extent : Light, Are Location : Over Book Return	2053 va Affected : 10	**	1-2	\$100	

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

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

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

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
Total	\$290,300	\$137,100
Importance Code A	\$136,100	
Importance Code B	\$154,200	\$137,100
Total	\$290,300	\$137,100

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
Total	\$77,900	\$7,900	\$2,100	\$14,600
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			
Total	\$77,900	\$7,900	\$2,100	\$14,600



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

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

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Masonry: Brick	Jnt Mortan Location Vertical Cr	: East Fac acks, Exte	nt : Moderate, Ared			5	\$13,200	
	Water Pen		caae xtent : Severe, Area ion At East Facade		d : 25%			
Masonry: Limestone	5%			LIFE	* *	5	\$700	
Metal Panel		Now	\$3,800	2034	* *	5	\$4,900	
	Location Deformed/	: At Eaves	xtent : Moderate, A					
Stucco Cement	Cracking/0	_	\$2,600 Extent : Moderate lation On East Fac	_	* * ffected : 25%	5	\$1,100	
Windows	1000/			20.40	* *		Ф2 200	
Aluminum Roof	100%			2040	* *	5	\$2,300	
Slate	Location Water Pend	on Func/Mi : East Side etration, E.	\$55,500 iss, Extent : Severe, e xtent : Severe, Area tt Storage Room					1
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	Poor Subfl Location	: Basemen	\$22,900 nt, Extent : Modera nt : Moderate, Area A	2034 te, Area		3	\$1,000	
		: Basemen		ујестей :	<i>237</i> 0			

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

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

Asset #: 13274

Architecture	Current Rep	air	Future	Replacement	M	aintenance		
System Component Type	% of Fail Date Es Total (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
nterior								
Interior Walls								
Ceramic Tile	3%		2033	* *	5	\$400		
Gypsum Board	10% Now	\$1,200	LIFE	* *	5	\$800		
	Cracking/Crumbling, Ex	tent : Severe, A	rea Affecte	≥d : 25%				
	Location : Air Condition	oner Room						
	Water Penetration, Exten	ıt : Severe, Area	Affected	: 25%				
	Location : Air Condition	ner Room In Bo	asement					
Plaster	10% Now	\$1,100	LIFE	* *	5	\$400		
	Cracking/Crumbling, Ex	tent : Severe, A	rea Affecte	ed : 25%				
	Location : Basement St	torage Room						
	Water Penetration, Extent : Severe, Area Affected : 25%							
	Location : Basement St	orage Room						
Plaster	77%		LIFE	* *	5	\$3,200		
Ceilings								
Plaster	100%		LIFE	* *	5	\$6,600		

ectrical		Current R	epair	Futur	e Replacement	M	aintenance	
stem Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
	Other Obse	ervation, Ex	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrica	l Room					
	Explanati	on: No Av	ailable Nameplate	Ratings				
Switchgear / Switchboard								
Molded Case Bkrs	100%			2024	\$32,700	5	\$200	
Raceway								
Conduit	80%			2024	\$25,400	1		
Conduit	20%			2034	* *	1		
Panelboards								
Fused Toggle Switch	20%	2-4	\$3,000	2049	* *	5		
			Extent : Moderate,	Area Afj	fected : 100%			
	Location .	: Basement	And First Floor					
Molded Case Bkrs	30%			2023	\$4,500	5	\$100	
Molded Case Bkrs	50%			2032	* *	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$14,100	2049	* *	1		
	Insulation A	Aged, Exter	nt : Moderate, Are	a Affecte	ed : 100%			
	Location .	: Througho	out					
Thermoplastic	50%			2034	* *	1		
Motor Controllers								
Locally Mounted	50%			2029	* *	5		
Locally Mounted	50%			2022	\$7,700	5		

Ground

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

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

Asset #: 13274

Electrical	Current Repair	Future F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year E FY	stimated 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: M		ffected : 100%			
	Location: Throughout The Buildi	ng				
Fluorescent	15%	2019	\$10,800	10	\$1,000	
	T-12 Lamps And Fixtures, Extent : I Location : Basement	Moderate, Area A	Affected : 100%			
Fluorescent	5%	2024	\$3,600	10	\$300	
	Other Observation, Extent: Modera Location: Reading Areas Explanation: Compact Fluoresce					
Egress Lighting	1					
Emergency, Battery	50%	2024	\$4,900	10	\$900	
Exit, Service	50%	2024	\$500	1		
Exterior Lighting						
HID	100%	2024	\$27,200	10		
.larm						
Security System						
Generic	100%	2024	\$21,800	1	\$2,700	
	Other Observation, Extent : Moder Location : Throughout The Buildi		ed : 100%			
	Explanation: Intrusion Alarm On	ly				
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$4,400	
	Other Observation, Extent: Moder		ed: 100%			
	Location : Throughout The Buildi					
	Explanation: Strobe Lights, Manu	ual Pull Station,	Smoke Detector	rs		

Mechanical	Current Repair	Futur	re Replacement	Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
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	

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

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

Mechanical		Current Rep	air	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Es (Years)	timated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	80%			2024	\$75,900	1	\$3,500	
Convector/Radiator	20%			2029	* *	1	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2032	* *	11		
Conversion Equipment							*	
Int Pkg Unit - Heating/Cooling	100%			2019	\$143,400	2	\$400	
ricating/Cooming	R-22 Refrie	perant Extent	: Light, Area A	ffected ·	100%			
		: Basement Fo		уесна.	10070			
Heat Rejection	Location	. Busement 1 c	100					
Air Cooled Condenser	100%			2024	\$13,600	2	\$5,000	
Unit	10070			2024	\$15,000	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%		\$2,500	LIFE	* *	1		
	_	00	nt : Severe, Are		d : 5%			
	Location	: Front And R	ear Exits Of Ba	sement				
Fixtures								
Generic	100%							

^{**} 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

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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$48,000	\$1,900	\$2,700	\$9,600
Importance Code A	\$4,400	\$400	\$400	\$2,800
Importance Code B	\$43,600	\$1,500	\$2,400	\$6,900
Importance Code C				
Total	\$48,000	\$1,900	\$2,700	\$9,600



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

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

QUEENS PUBLIC LIBRARY - 039 AUBURNDALE BRANCH LIBRARY

Asset #: 13275

Architecture	Current Repair		e Replacement	M		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior						
Exterior Walls						
Cast in Place Concrete	50% Repairs in Progress, Extent : Light, Area	LIFE a Affected	* * d : 25%	5	\$29,100	
	Location: Throughout Other Observation, Extent: Moderate, A	Area Affe	ected : 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	1000/	LIEE	* *	-	40 500	
Cast in Place Concrete	100% Repairs in Progress, Extent: Light, Area	LIFE		5	\$8,500	
	Location: Throughout	і Ајјестес	a. 2570			
	Other Observation, Extent: Moderate, A	Area Affe	ected · 100%			
	Location: Throughout	теи Аује	ciea . 10070			
	Explanation: Sidewalk Shed In Place					
Roof						
Under Construction	100%					
terior						
Floors			* * * * * * * * * * * * * * * * * * * *			
Carpet	35%	2025	\$49,700	3	\$7,700	
	Recent Replace Evident, Extent: Light, Location: Throughout	Area Aff	ected : 100%			
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 Aff	ected : 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	90%	2029	* *	-	¢12.200	
AcousTileConcealSpLn	Staining/Discoloring, Extent: Moderate			5	\$12,300	
	Location: Throughout Worn/Eroded, Extent: Light, Area Affec	ted : 25%	6			
T 10: 0: 1	Location: Throughout	TIPE	ale de			
Exposed Struc: Steel	10%	LIFE	* *			

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

Maintenance \$ are aggregated over a 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

Electrical	Current Re	epair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Ex Location : Electrical Explanation : No Ava	Room	2024 rea Affe	\$1,500 cted : 100%	5	\$200	
Switchgear / Switchboard Molded Case Bkrs	100%		2024	\$32,700	5	\$200	
Raceway Conduit Conduit	90% 10%		2024 2044	\$28,600 * *	1		
Panelboards Fused Disc Sw Molded Case Bkrs	5% 95%		2040 2023	* * \$14,400	5 5	\$200	
Wiring Braided Cloth	90% 2-4 Insulation Aged, Exten Location : Throughor		2049 a Affecte	* * d : 100%	1		
Thermoplastic	10%		2044	* *	1		
Motor Controllers Locally Mounted Ground	100%		2029	* *	5	\$100	
Grounding Devices Generic	100%		LIFE	* *	5	\$100	
Lighting Interior Lighting Fluorescent	98% Other Observation, Ex Location : Throughou Explanation : T12 La	ut The Building	2024 .rea Affe	\$72,900 cted : 100%	10	\$6,600	
Fluorescent	2% Other Observation, Ext Location : Boiler Roc Explanation : Compa	tent : Moderate, A om			10	\$100	
Egress Lighting Emergency, Battery Exit, Service	50% 50%	,	2029 2029	* *	10 1	\$900	
Exterior Lighting Fluorescent	100% Other Observation, Ext Location : Outside Explanation : Compa				10	\$700	
Alarm Security System Generic	100% Other Observation, Ex Location : Throughou Explanation : Intrusio	tent : Moderate, A ut The Building	2029	* *	1	\$2,700	

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

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

QUEENS PUBLIC LIBRARY - 039 AUBURNDALE BRANCH LIBRARY

Asset #: 13275

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic	100%	2029 **	1-3 \$4,500	
	Other Observation, Extent : Moderate, A	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation : Strobe Lights, Manual F	Pull Station And Smoke Dete	ector	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2044	* *	1		
Conversion Equipment Furnace	Location	ervation, E : AC Roon ion : One V		2029 Affected	**: 100%	1	\$3,600	
Air Conditioning	Expression	on . one c	31000					
Energy Source Electricity	100%			2040	* *	1		
Conversion Equipment Interior Pkg Unit - Cooling	100%	Now	\$5,200	2022	\$260,100	2	\$400	
C			nt : Moderate, Ared		d: 5%			
			Control Damper #2					
			tent : Light, Area A	ffected :	100%			
H (D)	Location	: One Uni	t In AC Room					
Heat Rejection Dry Cooler	100%			2019	\$37,800	2	\$5,100	
Ventilation	10070			2017	\$37,000		\$5,100	
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	10070			2031		1		
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%							

Maintenance \$ are aggregated over a 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

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
Total	\$435,400	\$209,900
Importance Code A	\$298,700	
Importance Code B	\$136,800	\$209,900
Total	\$435,400	\$209,900

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			
Total	\$57,900	\$2,400	\$5,800	\$15,900
Importance Code A	\$2,400	\$300	\$300	\$600
Importance Code B	\$54,900	\$2,100	\$5,500	\$15,200
Importance Code C	\$600			
Total	\$57,900	\$2,400	\$5,800	\$15,900



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

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

Asset #: 13276

Architecture		Current I	Repair	Futu	e Replacement	М	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls									
Copper/Terne	-		\$185,500 xtent : Moderate, A Cladding	2062 rea Affed	* * cted : 100%				
Masonry: Brick	Diagonal Location	ı : Exit At N	\$44,400 tent : Moderate, Ar Northeast Corner, F Extent : Moderate, A	enthouse	2	5	\$14,500		
	Location Spalling, I	ı : Penthou	se ht, Area Affected :		cica . 370				
Windows									
Aluminum	Air Infiltre Location Caulking	ı : Through	ed, Extent : Severe,			5	\$800		
Metal Louvers	Bent/Warp Location Deformed Location Deteriora	n : Penthou //Dented, E. n : Penthou	xtent : Moderate, A se Extent : Moderate,	rea Affeo	cted : 10%				
Parapets									
Masonry: Brick	Cracking/ Location Jnt Morta	ı : Penthou	d, Extent : Moderat		-	5	\$100		
Metal Panel	60%			2037	* *	5	\$400		
Pre-Cast Concrete	7%			LIFE	* *	5	\$100		
Roof Modified Bitumen	100%			2035	* *	10	\$17,100		
terior									
Floors									
Carpet	5%			2026	\$6,600	3	\$800		
Cast in Place Concrete	5%			LIFE	* *	5	\$1,100		
Ceramic Tile Vinyl Tile	5% 85% Adhesion	2-4	\$74,600 tent : Moderate, Ai	2030 2037 rea Affec	* *	5 3	\$500 \$3,200		
	Loose/Dei	ı : Through lam Surface ı : Through	e, Extent : Moderat	e, Area A	Affected : 50%				

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

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

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	* *	5	\$3,400	
Plaster	30%	Now	\$600	LIFE	* *	5	\$1,100	
	Water Pen	etration, E	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Penthous	se Stair					
Ceilings								
AcousTileSusp.Lay-In	10%	2-4	\$800	2032	* *	5	\$500	
	Staining/L	Discoloring,	Extent: Moderate	, Area Aj	ffected : 10%			
	Location	i : Stained T	Tiles Due To Roof I	Leaks				
Plaster	90%	Now	\$11,500	LIFE	* *	5	\$5,400	
	Cracking/	Crumbling,	Extent : Severe, A.	rea Affec	ted : 10%		•	
	Location	: Penthous	se Stair, Male And	Female S	Staff Restroom			
	Water Per	etration, E.	xtent : Severe, Area	ı Affected	d : 20%			
	Location	: Penthous	se Stair, Reading A	rea, Mal	e 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	* *			
	Misaligne	d/Bulging,	Extent : Moderate,	Area Aff	ected : 100%			
	Location	: Interior (Courtyard					

lectrical		Current Repair	Futu	re Replacement	М	aintenance				
vstem Component Type	% of Total	Fail Date Estimated C (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
nder 600 Volts										
Service Equipment										
Molded Case Bkrs	100%		2027	\$1,500	5	\$200				
	Other Obs	Other Observation, Extent: Moderate, Area Affected: 100%								
	Location	: Electrical Room								
	Explanat	ion : No Available Rating	zs.							
Switchgear / Switchboard										
Molded Case Bkrs	100%		2027	\$32,700	5	\$200				
Raceway										
Conduit	100%	4+ \$1,6	00 2027	\$31,800	1					
	Corroded,	Corroded, Extent: Moderate, Area Affected: 100%								
	Location	: Throughout								
Panelboards										
Molded Case Bkrs	100%		2026	\$15,100	5	\$200				

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

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

Asset #: 13276

Electrical	Current Repair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Wiring						
Braided Cloth	80% 4+	\$22,500 2052	* *	1		
	Insulation Aged, Extent : M		d : 100%			
	Location: Throughout The	e Building				
Thermoplastic	20%	2027	\$5,600	1		
Motor Controllers						
Locally Mounted	100%	2025	\$15,300	5		
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
	Other Observation, Extent:		: 100%			
	Location : Water Meter Ro					
e : 1	Explanation: Connected T	lo Main Water Pipe				
Lighting						
Interior Lighting Fluorescent	90%	2022	\$62,100	10	\$5,600	
Fluorescent	90% T-12 Lamps And Fixtures, E			10	\$5,600	
	Location : Throughout	мені . Ligni, Area Aj	jeciea . 10070			
I 1		2022	¢(000			
Incandescent	10%	2022	\$6,900	2		
Egress Lighting	50%	2027	¢4.700	10	¢200	
Emergency, Battery Exit, Service	50% 50%	2027	\$4,700 \$500	10	\$800	
	30%	2027	\$300	1		
Exterior Lighting HID	100%	2027	\$26,000	10		
Alarm	10070	2021	\$20,000	10		
Security System						
Generic	100%	2027	\$20,900	1	\$2,500	
Fire/Smoke Detection	10070	2021	Ψ20,700	1	Ψ2,500	
Generic, Analog	100%	2027	\$71,400	1-3	\$4,200	
	10070	2021	Ψ/1,100		Ψ1,200	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	
Convector/Radiator	30%			2040	* *	1	\$700	
No Component	20%							

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

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

Mechanical	Current Repair Future Replacement Maintenance					aintenance		
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 -	20%			2032	* *	2	\$100	
Heating/Cooling								
Distribution	4000/					_	40.000	
Ductwork/Diffusers	100%			LIFE	* *	2	\$8,900	
Terminal Devices	202			202=	0.50.000		** **	
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	1000/				ala ala	2.5	#2 000	
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$3,800	
Exhaust Fans	250/			2027	#7.700	2	#100	
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	100%			2040		1		
Gas Fired	100%			2025	\$3,900	2	\$100	
Gas Filed		ervation I	Extent : Light, Area			2	\$100	
			or Break Room	Ајјестеи	. 100/0			
		tion : 1-50						
Sanitary Piping	ьлршии	1-30	Ganon					
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping	100/0			LIIL		1		
Cast Iron	100%			LIFE	* *	1		
Backflow Preventer	100/0			LIIL		1		
No Component	90%							
Generic	10%			2032	* *	1		
	Other Observation, Extent : Light, Area Affected : 100%							
	Location: 2nd Floor Mechanical Room							
		tion : Boile						
Fixtures	T							
Generic	100%							
<u> </u>	/-							

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

Maintenance \$ are aggregated over a 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	
Total	\$447,700	\$101,500
Importance Code A	\$248,500	
Importance Code B	\$199,200	\$101,500
Total	\$447,700	\$101,500

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
Total	\$34,200	\$4,700	\$4,100	\$23,200
Importance Code A	\$500	\$1,300	\$400	\$400
Importance Code B	\$33,800	\$3,400	\$3,700	\$22,900
Importance Code C				
Total	\$34,200	\$4,700	\$4,100	\$23,200



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

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

Asset #: 13279

Architecture	Curr	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Yea	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls							
Concrete Masonry Unit	100% Nov	* ')	LIFE	* *	5	\$11,000	
	Location: Thre	ling, Extent : Moderate	e, Area Aj	fected: 15%			
		rugnoui Erod, Extent : Moderai	to Area l	Affacted : 25%			
	Location: Thro		е, птеи г	ijjeciea . 2570			
		on, Extent : Light, Area	Affected	: 100%			
	Location : Thro	· ·	11,500,000	. 100,0			
		Ribbed Face Masonry U	Inits				
Windows							
Aluminum	100%		2040	* *	5	\$2,000	
Parapets							
Concrete Masonry Unit	10%		LIFE	* *	5	\$200	
Concrete Masonry Unit	10%	T	LIFE	**	5	\$200	
		on, Extent : Moderate, A					
		rior Parapet At Southw Ribbed Face Units	esi Corn	er			
No Component	80%	nibbea Face Onlis					
Roof	8070						
Built-Up (BUR)	100% 2-4	\$101,200	2034	* *			
F (t, Extent : Moderate, A		ted : 40%			
	Vegetation Grow	th, Extent : Moderate, A	Area Affe	cted : 20%			
		er Roof At Southwest C					
		tent : Moderate, Area A	Affected :	20%			
-	Location : Thro	pughout					
Interior							
Floors Cast in Place Concrete	5%		LIFE	* *	5	\$1,200	
Cast in Trace Concrete Ceramic Tile	5%		2027	\$10,900	5	\$600	
Vinyl Tile	90%		2024	\$86,400	3	\$3,800	
Interior Walls	7070		2021	Ψου, του		ψ5,000	
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			Futur	e Replacement	M		
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.

Asset #: 13279

Electrical	Current Repair	Future	Replacement	Maintenance				
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Service Equipment			*	_				
Molded Case Bkrs	100%	2024	\$1,500	5	\$200			
	Other Observation, Extent		cted : 100%					
	Location : Electrical Room		0.4					
0 1 1 /0 1 1	Explanation : Main Servi	ce Switch Rated @ 400) Amperes					
Switchgear / Switchboard Molded Case Bkrs	100%	2024	\$32,700	5	\$200			
Raceway	10070	2024	\$32,700		\$200			
Conduit	90%	2024	\$28,600	1				
Conduit	10%	2044	**	1				
Panelboards	1070	2011						
Molded Case Bkrs	90%	2023	\$13,600	5	\$200			
Molded Case Bkrs	10%	2040	**	5	Ψ200			
Wiring	1070	2010						
Thermoplastic	90%	2024	\$25,300	1				
Thermoplastic	10%	2044	**	1				
Motor Controllers	10,0							
Locally Mounted	100%	2022	\$15,300	5	\$100			
round	100,0		\$10,000		\$100			
Grounding Devices								
Generic	100%	LIFE	* *	5	\$100			
ighting								
Interior Lighting								
Fluorescent	80%	2019	\$60,400	10	\$5,500			
	T-12 Lamps And Fixtures, I	Extent : Moderate, Are	a Affected : 100%					
	Location: Throughout Th	e Building						
Fluorescent	20%	2024	\$15,100	10	\$1,400			
	Other Observation, Extent .	: Moderate, Area Affe	cted : 100%					
	Location: Throughout The Building							
	Explanation: Compact F	luorescent Light Fixtu	res					
Egress Lighting								
Emergency, Battery	50%	2029	* *	10	\$900			
Exit, Service	50%	2029	* *	1				
Exterior Lighting								
HID	100%	2024	\$28,500	10				
larm								
Security System								
Generic	100%	2024	\$22,800	1	\$2,800			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location: Throughout Th		_					
D: /g 1 D	Explanation: Intrusion A	larm System, Motion S	sensors					
Fire/Smoke Detection	1000/	2020	* *	1.2	04.600			
Generic	100%	2029		1-3	\$4,600			
	Other Observation, Extent: Moderate, Area Affected: 100%							
	Location : Throughout Th Explanation : Strobe Ligh	_	u Homa A. J.C	ha Da	40.00			

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

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

Asset #: 13279

Mechanical	Current I	Repair	Futur	e Replacement	M	aintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2034	* *	1			
Conversion Equipment								
Hot Water Boiler	100%		2041	* *	1	\$3,700		
	Other Observation, E	=	Affected	: 100%				
	Location : Basemer							
Distribution	Explanation: 1 Uni	ıt						
Hot Wtr Piping/Pump	100%		2032	* *	4	\$500		
Terminal Devices	10070		2032			ψ300		
Air Handler	60%		2019	\$59,600	1	\$2,800		
Convector/Radiator	40%		2029	**	1	\$1,000		
Air Conditioning	1070					Ψ1,000		
Energy Source								
Electricity	100%		2032	* *	1			
Conversion Equipment								
Reciprocating	100%		2029	* *	1	\$3,500		
Compr/Chiller								
	R-22 Refrigerant, Ext	tent : Light, Area A	ffected :	100%				
	Location: Roof							
Terminal Devices	1000/		2010	450.0 00		4.600		
Air Handler/Cool/Ht	100%		2019	\$79,200	1	\$4,600		
Heat Rejection	1000/		2022	* *	2	Φ 5.20 0		
Dry Cooler Ventilation	100%		2032		2	\$5,200		
Distribution								
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,200		
Exhaust Fans	10070		LIIL		2 3	Ψ1,200		
Interior	80%		2019	\$20,100	2	\$200		
Roof	20%		2024	\$2,300	2	4200		
Plumbing	<u> </u>			+-,	=			
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)	1000/		2621	h		** * * *		
Non-Submersible	100%		2024	\$1,100	4	\$200		
Fixtures	1000/							
Generic	100%							

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

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

Page: 23

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

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
Total	\$146,000	\$185,400
Importance Code A	\$146,000	
Importance Code B		\$185,400
Total	\$146,000	\$185,400

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
Total	\$46,200	\$8,500	\$2,700	\$44,400
Importance Code A	\$3,600	\$500	\$500	\$23,200
Importance Code B	\$42,600	\$8,000	\$2,200	\$21,200
Importance Code C				
Total	\$46,200	\$8,500	\$2,700	\$44,400



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

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

Asset #: 13278

rchitecture	Current Repair	Future Replacement	М	aintenance	
vstem Component Type	% of Fail Date Estimated Cos Total (Years)	Year Estimated Cost FY	Cycle (Yrs)	Estimated Cost	Priority
terior					
Exterior Walls					
Cast in Place Concrete	5%	LIFE **	5	\$1,800	
Masonry: Brick	85%	LIFE **	5	\$6,300	
Masonry: Brick	5% Now \$1,100		5	\$400	
	Jnt Mortar Miss/Erod, Extent : Moder Location : At Chimney Cap	ate, Area Affected : 20%			
Window Wall	5% Now \$1,800 Caulking Deteriorated, Extent: Mode Location: North Facade Water Penetration, Extent: Moderate, Location: North Facade	rate, Area Affected : 10%	5	\$700	
Windows					
Aluminum	100% 2-4 \$146,000 Worn/Eroded, Extent : Moderate, Area Location : Throughout		5	\$1,700	
Roof Modified Bitumen	1000/	2032 **	10	\$22.700	
Modified Bitumen	100% Recent Replace Evident, Extent: Ligh Location: Throughout	2032	10	\$22,700	
erior					
Floors					
Carpet	65% Recent Replace Evident, Extent: Ligh Location: Throughout	2026 \$124,900 t, Area Affected : 100%	3	\$14,500	
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 : Ligh Location : Throughout			+ - 1,5	
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 : Ligh Location : Throughout	t, Area Affected : 100%			
Ceilings	100/ N #12.200	2044 **	F	0000	
AcousTileConcealSpLn	10% Now \$12,200 Staining/Discoloring, Extent : Modera Location : Basement	tte, Area Affected : 25%	5	\$900	
	Worn/Eroded, Extent : Moderate, Area Location : Basement	Affected : 25%			
AcousTileSusp.Lay-In	80%	2044 **	5	\$11,900	
	Recent Replace Evident, Extent : Ligh Location : Throughout	t, Area Affected : 100%			
Exposed Concrete	5%	LIFE **	5	\$100	
Gypsum Board	5%	LIFE **	5	\$900	

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

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

Asset #: 13278

Electrical	Current Rep	air F <u>utur</u>	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts Service Equipment Molded Case Bkrs	100% Other Observation, Exter Location : Electrical Ro Explanation : No Availa	oom		5	\$300	
Switchgear / Switchboard Molded Case Bkrs	100%	2024	\$32,700	5	\$300	
Raceway Conduit Conduit	80% 20%	2024 2050	\$25,400 * *	1 1		
Panelboards Molded Case Bkrs Molded Case Bkrs	80% 20%	2023 2046	\$12,100 * *	5 5	\$200 \$100	
Wiring Braided Cloth	80% 2-4 Insulation Aged, Extent: Location: Throughout	\$22,500 2049 Moderate, Area Affecte	* * d : 100%	1		
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% T-5 Lamps And Fixtures, Location : Throughout		* * n Affected : 100%	10	\$7,300	
Fluorescent	10% T-8 Lamps And Fixtures, Location: Throughout	2032 Extent : Moderate, Area	* * a Affected : 100%	10	\$900	
Fluorescent	10% Other Observation, Exter Location: Throughout Explanation: Compact	2032 nt : Moderate, Area Affe The Building		10	\$900	
Egress Lighting Exit, LED Exit, Battery	50% 50%	2059 2032	* *	1 10	\$300	
Exterior Lighting HID	100%	2032	* *	10		
Alarm Security System Generic	100% Other Observation, Exter Location : Inside And C Explanation : CCTV Su	Dutside	* * cted : 100%	1	\$3,700	

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

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

Asset #: 13278

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Alarm				
Fire/Smoke Detection				
Generic	100%	2032 **	1-3 \$6,100	
	Other Observation, Extent : Moderate, A	Area Affected : 100%		
	Location: Throughout The Building			
	Explanation: Strobe Lights, Manual F	Pull Station, Horns And Smo	oke Detectors	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type		ail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2044	* *	1		
Conversion Equipment Furnace		Basemen	ixtent : Light, Area t Mechanical Roon t		\$22,200 : 100%	1	\$4,900	
Air Conditioning			-					
Energy Source Electricity	100%			2032	* *	1		
Conversion Equipment Reciprocating Compr/Chiller	100%			2024	\$80,000	1	\$4,600	
•	, ,		ent : Light, Area A t Mechanical Roor	J	100%			
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		

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

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

Mechanical	Curre	nt Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	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	

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
Total	\$19,000	\$2,200	\$3,700	\$12,100
Importance Code A	\$8,900			\$100
Importance Code B	\$10,200	\$1,700	\$3,700	\$12,000
Importance Code C		\$500		
Total	\$19,000	\$2,200	\$3,700	\$12,100



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

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

QUEENS PUBLIC LIBRARY - 039 BELLEROSE BRANCH LIBRARY

Asset #: 13280

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

Maintenance \$ are aggregated over a 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 Rep	air Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	stimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2047	* *	5	\$200	
	Other Observation, Exte		: 100%			
	Location : Electrical R					
	Explanation : 1- Electr	ical Service Rated @ 40	0a.			
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, Location : Throughout		ected : 100%			
Fluorescent	10%	2032	* *	10	\$600	
	Compact Fluorescent Lig Location : First Floor	ght, Extent : Light, Area	Affected : 100%			
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 Repa	ir Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Esti Total (Years)	imated 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						
Convector/Radiator	100%	2040	* *	1	\$2,200	

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

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

QUEENS PUBLIC LIBRARY - 039 BELLEROSE BRANCH LIBRARY

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		
Conversion Equipment								
Ext Pkg Unit -	100%			2032	* *	2	\$400	
Heating/Cooling								
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%							

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

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
Total	\$155,900	\$163,300
Importance Code A	\$155,900	
Importance Code B		\$163,300
Total	\$155,900	\$163,300

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
Total	\$54,300	\$4,000	\$6,700	\$19,400
Importance Code A	\$24,300	\$400	\$400	\$1,700
Importance Code B	\$30,000	\$3,600	\$5,900	\$17,800
Importance Code C			\$400	
Total	\$54,300	\$4,000	\$6,700	\$19,400



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

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

Asset #: 13281

rchitecture		Current I	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior	<u> </u>							
Exterior Walls								
Masonry: Brick	94%			LIFE	* *	5	\$19,700	
			xtent : Light, Area de Of Building	Affected	: 20%			
Granite Panels	3%			LIFE	* *	5	\$500	
Window Wall	3%			2047	* *	5	\$2,400	
Windows								
Aluminum	Air Infiltra Location Weather Si Location Other Obs Location	: Through trip Missin : Through ervation, E : Perimete	g, Extent : Modera	te, Area A Area Affe Trames	Affected : 100% cted : 100%	5	\$900	
Doronate	Explanal	ion . 1 revi	ous Repuit Attemp	i Onsans	jaciory			
Parapets Masonry: Brick	Horizontal	Now l Cracks, E : Through	\$69,200 Extent : Light, Area	LIFE Affected	* * : 10%	5	\$3,900	
	Location Misaligned	: Through	Extent : Light, Ared					
Pre-Cast Concrete	Cracking/O Location Jnt Mortan Location Worn/Eroa	: Coping A r Miss/Eroo : Through	: Light, Area Affec	rea Affec	ted : 100%	5	\$1,300	
Roof								
Modified Bitumen	Location	: Through						
	Location	: Through						
	Location	: South Ar	sings, Extent : Ligh ad West Parapets					
	Location	: Through						
	_		derate, Area Affect Roof Drains	ted : 10%	ó			
		en/Split, Ex : Through	ctent : Light, Area A out	Affected :	10%			

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.

Asset #: 13281

Architecture		Current F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
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	
		issing Elem 1 : Corridor	ents, Extent : Light	t, Area Aj	ffected : 1%			
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/L	Discoloring,	Extent: Moderate	, Area Aj	ffected : 25%			
	Location	ı : Commun	ity 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	: Commun	ity Room, Storage	Space				
Exposed Concrete	5%			LIFE	* *	5	\$100	
Gypsum Board	5%			LIFE	* *	5	\$1,000	

lectrical	Current Repair	Futur	e Replacement	M		
vstem Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2027	\$1,500	5	\$200	
	Other Observation, Extent : L Location : Electrical Room	ight, Area Affected	: 100%			
	Explanation: One 600 Amp	eres Main Disconn	ect 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	

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

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

Asset #: 13281

Electrical	Current Repair	Future	Replacement	M	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Ground							
Grounding Devices				_	*		
Generic	100%	LIFE	* *	5	\$100		
	Other Observation, Extent : S	Severe, Area Affected	: 50%				
	Location: Crawl Space	~ 1111 I	TT 111				
* * 1 · *	Explanation : There Is No (iround Wire Jumping	The Water Meter	:			
Lighting Interior Lighting							
Fluorescent	90%	2027	\$73,600	10	\$6,700		
Puorescent	Other Observation, Extent : 1		·	10	\$0,700		
	Location: Throughout The		10070				
	Explanation: Using T-12 L	ē					
Fluorescent	5%	2027	\$4,100	10	\$400		
Fluorescent	Compact Fluorescent Light, I			10	\$400		
	Location : First Floor	емет . Ligni, Агеи A	jjecieu . 10070				
Incandescent	5%	2027	\$4,100	2			
Egress Lighting							
Emergency, Battery	50%	2027	\$5,500	10	\$1,000		
Exit, Service	50% 4+	2027	\$600	1			
	Damaged Fixtures, Extent : I	Light, Area Affected :	5%				
	Location : Basement Mecha	anical Room					
Exterior Lighting							
Fluorescent	40%	2022	\$10,500	10	\$300		
HID	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		

Mechanical	Currer	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te 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%		2032	* *	1	\$4,000	
Distribution							
Hot Wtr Piping/Pump	100%		2035	* *	4	\$600	
Terminal Devices							
Air Handler	40%		2032	* *	1	\$2,000	
Convector/Radiator	55%		2040	* *	1	\$1,400	
Unit Heater - Steam	5%		2027	\$1,400	4	\$100	
Air Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		

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

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

Asset #: 13281

Mechanical	Current Re	Current Repair		e Replacement	Maintenance		
system Component Type	% of Fail Date I Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning							
Conversion Equipment							
Exterior Pkg Unit -	30%		2032	* *	2	\$200	
Cooling Split Unit	70%		2032	* *			
Distribution	/070		2032				
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	\$10,500	
Terminal Devices	10070		LIIL			Ψ10,200	
Air Handler/Dir	100%		2027	\$85,600	1		
Expansion							
Heat Rejection							
Air Cooled Condenser	100%		2027	\$15,400	2	\$5,600	
Unit							
entilation							
Distribution	100%		LIEE	* *	2.5	¢4.500	
Ductwork/Diffusers Exhaust Fans	100%		LIFE		2-5	\$4,500	
Exhaust Fans Interior	20%		2032	* *	2	\$100	
Roof	80%		2032	* *	2	\$200	
lumbing					_	4200	
H/C Water Piping							
Brass/Copper	100%		2047	* *	1		
Water Heater							
Gas Fired	100%		2025	\$4,700	2	\$100	
	Other Observation, Ext	ent : Light, Area	Affected	: 100%			
	Location: Basement	,					
Considerate District	Explanation: 36 Gall	on					
Sanitary Piping Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	10070		LIFE		1		
Cast Iron	80%		LIFE	* *	1		
Cast Iron	20% 4+	\$1,600	LIFE	* *	1		
	Corroded, Extent : Mod			%			
	Location: Basement						
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					
			и				
Fixtures	Explanation: Two Un	шз					
Generic	100%						
Contento	100/0						

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

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

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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

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
Total	\$33,000	\$400	\$500	\$10,600
Importance Code A	\$31,500			
Importance Code B	\$1,500	\$400	\$500	\$10,600
Importance Code C				
Total	\$33,000	\$400	\$500	\$10,600



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

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

Asset #: 13282

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
xterior								
Exterior Walls	1000/	NT.	#0.100	20.47	* *	-	#2.500	
Metal Panel		Now	\$8,100 Extent : Moderate, A	2047		5	\$2,500	
			xieni : Moaeraie, A Of Building All Aro		ciea : 20%			
Windows								
Aluminum	100%			2043	* *	5	\$3,900	
Roof								
Metal Panel	100%		\$23,400	2040	* *			
		_	ients, Extent : Seve		Affected : 10%			
			Misaligned/ Leakin	_				
			xtent : Moderate, A		cted : 10%			
	Location	: Roof Lea	aks Evident In Staff	Room				
terior								
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	
	Staining/D	iscoloring	, Extent : Moderate	, Area A	ffected : 2%			
	Location	: Leaks F	rom Roof In Staff R	oom				
Exposed Struc: Steel	80%			LIFE	* *			
te Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2040	* *			
Parking/Driveway								
Asphalt	100%			2036	* *			

Electrical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
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		
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5		

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

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

Asset #: 13282

Electrical	Current Repai	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Esti Total (Years)	mated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	100%	2032	* *	10	\$1,800	
	Motion Sensors in Use, Ext	ent : Light, Area Affec	cted : 100%			
	Location: Throughout					
	T-5 Lamps And Fixtures, E.	xtent : Light, Area Affo	ected : 100%			
	Location: Throughout					
Egress Lighting						
Emergency, Service	50%	2032	* *	1		
Exit, Service	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	

Mechanical	Current Repair		Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Electricity	100%		2053	* *	1		
	Recent Replace E	vident, Extent : Light, .	Area Aff	ected : 100%			
	Location : Throi	ıghout					
Terminal Devices							
Convector/Radiator	5%		2044	* *	1		
	Recent Replace E	vident, Extent : Light, .	Area Aff	ected : 100%			
	Location: 1st Fi	loor					
Fan Coil Unit/Heat	95%		2035	* *	1	\$600	
	Recent Replace Ex	vident, Extent : Light, .	Area Aff	ected : 100%			
	Location: 1st Fi	loor					
Air Conditioning							
Energy Source							
Electricity	100%		2049	* *	1		
	Recent Replace Evident, Extent: Light, Area Affected: 100%						
	Location : Throi	ighout					
Conversion Equipment							
Heat Pump Air Sourced	60%		2031	* *	2	\$100	
	Recent Replace Ev	vident, Extent : Light, .	Area Aff	ected : 100%			
	Location: 1st Fi	loor					
Split Unit	40%		2035	* *			
1		vident, Extent : Light, .		ected : 100%			
	Location : 1st Fi	_	33				

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

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

Asset #: 13282

Mechanical	Current Repair	Futur	e Replacement	М					
System Component Type	% of Fail Date Estimated C Total (Years)	ost 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 : Li Location : 1st Floor	ght, Area Affe	ected : 100%						
Ventilation									
Distribution					*				
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$1,100				
	Recent Replace Evident, Extent : Li Location : 1st Floor	ght, Area Affe	ected : 100%						
Exhaust Fans									
Interior	100%	2035	* *	2	\$100				
	Recent Replace Evident, Extent : Li Location : 1st Floor	ght, Area Affe	ected : 100%						
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%								

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

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
Total		\$91,100
Importance Code B		\$91,100
Total		\$91,100

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			
Total	\$133,100	\$5,900	\$18,200	\$3,300
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	
Total	\$133,100	\$5,900	\$18,200	\$3,300



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

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

Asset #: 13283

Architecture		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
kterior	•			•				•
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%		\$600	2048	**	5	\$300	
			s, Extent : Moderat	e, Area A	Affected : 10%			
D. C	Location	ı : Coping 1	At Upper Parapet					
Roof Modified Bitumen	1000/	NT	¢11 100	2026	* *			
Modified Bitumen		Now	\$11,100 xtent : Moderate, A	2036				
	_	-	aeni . Moaeraie, Ai cond Floor	геи Ајјес	iea . 10%			
			zona Fioor Extent : Moderate, A	mag Affa	atad . 100/			
		ietration, E 1 : Over Sec		леа Ајјес	ciea . 1076			
Soffits	Locuitor	i. Over sec	.ona r toot					
Cast in Place Concrete	100%			LIFE	* *	5		
terior	10070			LIII				
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 Ob:	servation, E	Extent : Moderate, A	Area Affe	cted : 10%			
	Location	ı : Auditori	um Basement					
	Explana	tion : 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	
			xtent : Moderate, A	rea Affe	cted: 10%			
	Locatioi	ı : Second I	rioor					

Site Enclosure

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

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

Asset #: 13283

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain link	100%			2048	* *			
			xtent : Light, Area	Affected	: 20%			
	Location	: Rear Of	Building					
Retaining Walls								
Cast in Place Concrete	100%	4+	\$800	2048	* *			
	_	Crumbling, : Rear Of	Extent : Light, Are Building	ea Affecte	ed : 20%			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$4,200	2041	* *			
	_	Crumbling, : Broadwa	Extent : Light, Are	ea Affecte	ed : 5%			
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$2,500	2033	* *			
	Cracking/	Crumbling,	Extent: Moderate	, Area Aj	fected : 30%			
	Location	: Rear Of	Building					
Activity Yard								
Cast in Place Concrete	100%	4+	\$8,200	2033	* *			
	U	Crumbling, : Rear Of	Extent : Moderate Building	, Area Aj	fected : 30%			

ectrical		Current	Repair	Futur	e Replacement	M	aintenance	
tem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
ler 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	\$1,500	5	\$500	
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrica	al Room					
	Explana	ion : 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, Exte	ent : Severe, Area A	ffected :	100%			
	Location	: Through	out The Building					
Thermoplastic	30%			2048	* *	1		

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

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

Asset #: 13283

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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, Ex	tent : Moderate, Area	Affected: 100%			
	Location: Basement					
Fluorescent	80%	2038	* *	10	\$13,100	
	T-8 Lamps And Fixtures, Ex	tent : Moderate, Area	Affected: 100%			
	Location: Throughout Th	e Building				
Fluorescent	10%	2033	* *	10	\$1,600	
11001000110	Other Observation, Extent :		cted : 100%	10	Ψ1,000	
	Location: Throughout Th					
	Explanation : Compact Fl	_				
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	
Marm			-			
Security System						
No Component	30%					
Generic	70%	2033	* *	1	\$4,700	
	Other Observation, Extent : Moderate, Area Affected : 100%					
	Location: Throughout Th	e Building				
	Explanation: CCTV Su	rveillance Cameras				
Fire/Smoke Detection						
No Component	30%					
Generic, Digital	70%	2033	* *	1-3	\$7,700	

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

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

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

Asset #: 13283

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ieating	•						_
Distribution							
Hot Wtr Piping/Pump	100%		2036	* *	4	\$1,300	
Terminal Devices						. , ,	
Convector/Radiator	100%		2033	* *	1	\$5,800	
Air Conditioning							
Energy Source							
Electricity	100%		2044	* *	1		
Conversion Equipment							
Exterior Pkg Unit - Cooling	70%		2033	* *	2	\$800	
cooms	Other Observation, I	Extent : Light, Area	Affected	: 70%			
		Lower Roof, Anothe					
		its With R-410a Ref	-	-			
Split Unit	30%	<u>-</u>	2033	* *			
Terminal Devices	3070		2033				
Fan Coil - 2 Pipe	30%		2033	* *	1	\$1,700	
No Component	70%		2033		1	ψ1,700	
Heat Rejection	7070						
Dry Cooler	30%		2033	* *	2	\$3,700	
No Component	70%		2033		_	ψ3,700	
Ventilation	7070						
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$15,700	
Exhaust Fans	10070					\$10,700	
Interior	50%		2033	* *	2	\$300	
Roof	50%		2033	* *	2	\$300	
lumbing						4000	
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, I	Extent : Light, Area		: 10%	-	4-20	
	Location : Boiler R	_					
	Explanation: For	Boiler Only					
Fixtures		-					
Generic	100%						

Vertical Transport

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

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

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QUEENS PUBLIC LIBRARY - 039 BROADWAY BRANCH LIBRARY

Asset #: 13283

Mechanical		Current F	Repair	Futur	re Replacement	Ma	aintenance	
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 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
Total	\$74,200	\$32,900	\$15,700	\$7,900
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	
Total	\$74,200	\$32,900	\$15,700	\$7,900



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

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

Asset #: 14110

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	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	* *			
		_	ings, Extent : Mode		ea Affected : 25%			
	Location	ı : Section (Over Northeast Coi	rner				
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Over No	rtheast Corner In (Childrens	s 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/L	Discoloring,	Extent : Moderate	, Area A	ffected : 5%			
		ı : Basemen						
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 F	Repair	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 14110

Electrical	Cu	Current Repair		e Replacement	М		
System Component Type		Date Estimated Cost ears)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment	000/		2054	* *	_	#100	
Fused Disc Sw	90%		2054		5	\$100	
	Location : El	tion, Extent : Moderate, .	Area Affe	cted: 100%			
			in Disson	neat Switch			
E 1D' C		One 1200 Amperes Mai		neci Swiich **			
Fused Disc Sw	10%	Con Entert Modernt	2048		5		
	Location : El	tion, Extent : Moderate, .	Агеа Ајје	стеа : 100%			
		ectricat Koom · One 200 Amperes Main	Discoun	aat Switch For Fra	ana an an		
Switchgear / Switchboard	Explanation .	One 200 Amperes Muin	Disconn	eci Swiich For Em	ergency		
Fused Disc Sw	100%		2048	* *	5	\$100	
Raceway	10070		2040			\$100	
Conduit	100%		2048	* *	1		
Panelboards	100/0		2010		1		
Fused Disc Sw	10%		2044	* *	5		
Molded Case Bkrs	90%		2044	* *	5	\$400	
Wiring						4100	
Thermoplastic	100%		2048	* *	1		
Motor Controllers							
Locally Mounted	100%		2041	* *	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$600	
Lighting							
Interior Lighting							
Fluorescent	30%		2033	* *	10	\$5,200	
	-	Fixtures, Extent: Mode	rate, Areo	a Affected : 100%			
		roughout The Building					
Fluorescent	30%		2033	* *	10	\$5,200	
	-	Fixtures, Extent: Mode	rate, Ared	a Affected : 100%			
	Location : Th	roughout The Building					
Fluorescent	40%		2033	* *	10	\$6,900	
	Other Observa	tion, Extent : Moderate, .	Area Affe	cted : 100%			
		roughout The Building					
	Explanation :	Compact Fluorescent L	amps				
Egress Lighting							
Emergency, Battery	50%		2033	* *	10	\$2,300	
Exit, LED	50%		2056	* *	1		
Exterior Lighting	1000/		2622		10	***	
HID	100%		2033	* *	10	\$100	
Alarm							
Security System	200/						
No Component	30%		2022	* *	1	#4.000	
Generic	70%	tion Entered M. 1	2033		1	\$4,900	
		tion, Extent : Moderate, .	Area Affe	стеа : 100%			
		roughout The Building	7				
	Explanation :	CCTV Surveillance C	ameras				

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

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

Asset #: 14110

Electrical	Current	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e 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 l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2054	* *	1		
Conversion Equipment Hot Water Boiler	100%	,· T	7	2041	**	1	\$9,300	
	Location	: Basemer	Extent : Light, Area nt Boiler Room 	Ајјестеа	: 100%			
Distribution	Explanat	on: I Un	<u>it</u>					
Hot Wtr Piping/Pump	100%			2044	* *	4	\$1,400	
Terminal Devices	10070			2011		•	ψ1,100	
Air Handler	90%			2033	* *	1	\$10,500	
Convector/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	100/0			2034	<u> </u>	1		
Gas Fired	100%			2026	\$10,900	2	\$300	
Sanitary Piping	100,0				¥10,200		4230	
Cast Iron	100%	Now	\$6,500	LIFE	* *	1		
			nt : Moderate, Ared ing Not Working Pi		d : 5%			
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		

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

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

Asset #: 14110

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Esti FY	mated 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: L	ight, Area Affected : 100	0%			
	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	

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

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
Total	\$20,900	\$9,100	\$1,700	\$8,800
Importance Code A	\$8,700	\$7,300	\$400	\$400
Importance Code B	\$12,200	\$1,800	\$1,400	\$8,400
Importance Code C				
Total	\$20,900	\$9,100	\$1,700	\$8,800



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

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

Asset #: 13284

Architecture		Current F	lepair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	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/Dan	aged Flash	ings, Extent : Mode	erate, Ar	ea Affected : 10%			
	Location	ı : Over Mu	ltipurpose Room					
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Multipur	pose Room, Librar	ians Are	a			
nterior								
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	
-	Staining/L	Discoloring,	Extent : Moderate	, Area Aj	fected : 15%			
	Location	i : Reading .	Area					
	Water Pen	etration, Ex	tent : Moderate, A	rea Affe	cted : 10%			
	Location	ı : Multipur	pose Room, Librar	ians Offi	ce			
Exposed Concrete	5%			LIFE	* *	5	\$100	
Gypsum Board	15%			LIFE	* *	5	\$1,300	

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2024	\$1,500	5	\$200	
	Other Observation, Extent : Moderate,	Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Main Service Switch Ro	ated @ 40	0 Amperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2024	\$32,700	5	\$200	

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

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

Asset #: 13284

Electrical	Curre	nt Repair	Future Replacement		Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts	•						•
Raceway							
Conduit	40%		2024	\$12,700	1		
Conduit	60%		2044	* *	1		
Panelboards	400/		2022	Φ.C. 1.0.0	~	#100	
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		
Braided Clour		Extent : Moderate, Are		ed : 100%	1		
Thermoplastic	90%		2044	* *	1		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
ighting Interior Lighting							
Fluorescent	50%		2029	* *	10	\$3,200	
	_	ixtures, Extent : Moden ughout The Building		a Affected : 100%			
Fluorescent	40%		2029	* *	10	\$2,600	
	-	xtures, Extent : Moder ughout The Building	rate, Ared	a Affected : 100%			
Fluorescent	8%		2029	* *	10	\$500	
	Other Observatio Location : Thro	n, Extent : Moderate, A ughout	Area Affe	ected : 100%			
	Explanation : C	ompact Fluorescent Li	ight Fixtı	ıres			
HID	2%		2029	* *	10		
Egress Lighting							
Emergency, Battery	50%		2029	* *	10	\$900	
Exit, LED	50%		2052	* *	1		
Exterior Lighting							
HID	100%		2029	* *	10		
larm							
Security System	100%		2029	* *	1	\$2,600	
Generic		n Frient : Moderate			1	\$2,600	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building						
		CTV Surveillance C	ameras				
Fire/Smoke Detection	Espianarion . C	2. 7 Sui remande C	concrus				
Generic	100%		2029	* *	1-3	\$4,400	
5	Other Observatio	n, Extent : Moderate, A ughout The Building		ected : 100%		<i>ϕ</i> .,	
		robe Lights, Smoke De	etector A	nd Manual Pull Sta	ations		

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

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

Asset #: 13284

Mechanical	Current Repair		Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source	1000/		•				
Natural Gas	100%		2044	* *	1		
Conversion Equipment	1000/		2020	* *	1	#2.500	
Furnace	100% Other Observation, I	Extent : Light Area	2029		1	\$3,500	
	Location: Roof	exieni . Ligni, Area	Ајјестеа	. 100%			
	Explanation: 1 Roc	of Ton Package Uni	i t				
Air Conditioning	Explanation . 1 Ro	of top t denage on					
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Ext Pkg Ûnit -	100%		2029	* *	2	\$400	
Heating/Cooling							
	R-22 Refrigerant, Ex	tent : Light, Area A	ffected :	100%			
	Location: Roof						
Ventilation							
Distribution 1/Disc	1000/ 37	Ø1 2 00	LIDE	*	2.5	Ф2 000	
Ductwork/Diffusers	100% Now	\$1,200	LIFE	**	2-5	\$3,900	
	Insul. Deteriorating, Location : Roof - W			ea : 30%			
Exhaust Fans	Locuiton : Rooj - W	dier Leuking 10 1s.	11001				
Roof	100%		2029	* *	2	\$200	
Plumbing	10070		2029			\$200	
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	0.50/						
No Component	85%		2024	* *	1.2	#200	
Generic	15%		2034	47.44	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

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
Total	\$213,600	\$148,100
Importance Code A	\$60,200	
Importance Code B	\$153,400	\$148,100
Total	\$213,600	\$148,100

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
Total	\$37,800	\$2,200	\$6,700	\$5,900
Importance Code A	\$22,700	\$600	\$400	\$400
Importance Code B	\$15,100	\$1,700	\$6,300	\$5,000
Importance Code C				\$400
Total	\$37,800	\$2,200	\$6,700	\$5,900



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

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

QUEENS PUBLIC LIBRARY - 039 DOUGLASTON / LITTLE NECK BRANCH LIBRARY

Asset #: 13285

Architecture	Current Repair	Future F	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year E	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Exterior Walls	1000/ N	¢(0,200 I IEE	* *	-	\$0.000	
Masonry: Brick	100% Now Misaligned/Bulging, Extent	\$60,200 LIFE		5	\$9,800	
	Location: West Facade	. Moderdie, Ared Affect	еа . 1570			
	Painted Surfaces, Extent : I	Moderate. Area Affected	: 25%			
	Location : West Facade					
	Vertical Cracks, Extent : M	oderate, Area Affected :	10%			
	Location: West Facade, 6	Chimney				
Windows						
Aluminum	98%	2040	* *	5	\$400	
Metal Louvers	2%	2033	* *	10		
Parapets	50/ N	¢(00 I IEE	* *	-	\$400	
Cast Stone/Terra Cotta	5% Now Cracking/Crumbling, Exter	\$600 LIFE		5	\$400	
	Location: Coping	и . тоиетие, атей аујес	ieu . 1070			
	Jnt Mortar Miss/Erod, Exte	ent : Moderate. Area Affe	cted : 50%			
	Location: Coping	, moderate, med rijje				
Masonry: Brick	92% Now	\$10,600 LIFE	* *	5	\$900	
111111111111111111111111111111111111111	Painted Surfaces, Extent : I	. ,	: 25%	C	4,500	
	Location : West Parapet					
	Spalling, Extent: Moderate	e, Area Affected : 20%				
	Location: East Parapet					
	Worn/Eroded, Extent: Mod	lerate, Area Affected : 15	%			
	Location : East Parapet					
Pre-Cast Concrete	3%	LIFE	* *	5	\$200	
Roof	1000/	2020	* *	1.0	Ø10.000	
Modified Bitumen	100%	2029	* *	10	\$10,900	
terior Floors						
Carpet	60%	2025	\$88,300	3	\$13,700	
Carpet	Recent Replace Evident, Ex			5	Ψ15,700	
	Location: Throughout	G / 33				
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	* *			

Maintenance \$ are aggregated over a 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 DOUGLASTON / LITTLE NECK BRANCH LIBRARY

Asset #: 13285

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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/Mi	ssing Elem	ents, Extent : Mode	rate, Ar	ea Affected : 25%			
	Location	: Pantry						
	Cracking/	Crumbling,	Extent : Moderate	Area Aj	fected : 25%			
	Location	: Pantry		_				
	Staining/L	iscoloring.	Extent : Moderate	. Area A	ffected : 25%			
	Location	0.			•			
Gypsum Board	10%			LIFE	* *	5	\$1,400	

Electrical	<u></u>	Current Repair		Future Replacement		Maintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Jnder 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2034	* *	5	\$200	
		rvation, Extent : Moderate,	Area Affe	cted : 100%			
		Basement					
	Explanation	on : Main Service Switch Ro	ited @ 40	00 Amperes			
Switchgear / Switchboard							
Molded Case Bkrs	100%		2034	* *	5	\$200	
Raceway							
Conduit	100%		2034	* *	1		
Panelboards							
Fused Disc Sw	20%		2032	* *	5		
Molded Case Bkrs	80%		2032	* *	5	\$200	
Wiring							
Thermoplastic	100%		2034	* *	1		
Motor Controllers							
Locally Mounted	100%		2029	* *	5	\$100	
Ground							
Grounding Devices							
Not Accessible	100%						
Lighting							
Interior Lighting							
Fluorescent	100%		2024	\$77,100	10	\$7,000	
	-	And Fixtures, Extent: Mod	erate, Are	ea 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		
Alarm				<u> </u>			

Alarm

Maintenance \$ are aggregated over a 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 DOUGLASTON / LITTLE NECK BRANCH LIBRARY

Asset #: 13285

Electrical	Current Repair	Future R	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
larm						
Security System						
Generic	100%	2024	\$23,300	1	\$2,800	
	Other Observation, Extent: Mode	erate, Area Affected	d: 100%			
	Location : Throughout The Buil	ding				
	Explanation : Intrusion Alarm S	System, Motion Sen	sors			
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$4,700	
	Other Observation, Extent: Mode	erate, Area Affected	d: 100%			
	Location : Throughout The Buil	ding				
	Explanation: Strobe Lights, Ma	nual Pull Station,	Horns And Smo	ke Detec	ctors	

Mechanical	nical Current Repair Future Replacement		Maintenance				
System Component Type	% of Fail Date Total (Years)	e 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,	_	Affected	: 100%			
	Location : Baseme						
	Explanation : 1 Ui	nit					
Distribution							
Hot Wtr Piping/Pump	100%		2032	* *	4	\$600	
Terminal Devices							
Air Handler	70%		2024	\$71,000	1	\$3,300	
Convector/Radiator	30%		2029	* *	1	\$700	
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Int Pkg Unit -	100%		2022	\$153,400	2	\$500	
Heating/Cooling							
	R-22 Refrigerant, E.		ffected :	100%			
	Location : Mechar	nical 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	

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

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

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QUEENS PUBLIC LIBRARY - 039 DOUGLASTON / LITTLE NECK BRANCH LIBRARY

Asset #: 13285

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

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

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
Total	\$11,000	\$2,600	\$9,500	\$39,200
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	
Total	\$11,000	\$2,600	\$9,500	\$39,200



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

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

QUEENS PUBLIC LIBRARY - 039 EAST ELMHURST BRANCH LIBRARY

Asset #: 13286

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of I 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	
	_		ent, Extent : Light, I	Area Affe	ected : 100%			
nterior	Location :	Inrough	эш					
Floors								
Carpet	70%			2025	\$106,100	3	\$16,400	
c.mp.c.		lace Evide	ent, Extent : Light,			Ü	Ψ10,.00	
	Location :		_	33				
Cast in Place Concrete	5%			LIFE	* *	5	\$1,300	
Ceramic Tile	5%			2033	* *	5	\$600	
Vinyl Tile	20%			2032	* *	3	\$900	
•	Recent Repl	lace Evide	ent, Extent : Light,	Area Affe	ected : 100%			
	Location:	Through	out					
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 Repl	lace Evide	ent, Extent : Light, 1	Area Affe	ected : 100%			
	Location:	Through	out					
Ceilings								
AcousTileConcealSpLn	95%			2041	* *	5	\$13,900	
	_		ent, Extent : Light, 1	Area Affe	ected : 100%			
	Location:	Through	out					
Exposed Struc: Steel	5%			LIFE	* *			

Electrical	Current Repair	Future Replacement	М	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	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 R	ated @ 400 Amperes			
Switchgear / Switchboard					
Molded Case Bkrs	100%	2024 \$32,700	5	\$200	
Raceway					
Conduit	80%	2024 \$25,400	1		
Conduit	20%	2034 **	1		

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

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

QUEENS PUBLIC LIBRARY - 039 EAST ELMHURST BRANCH LIBRARY

Asset #: 13286

Electrical	Current Repair	Future Re	placement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 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	1000/	LIEE	* *	-	¢100	
Generic	100%	LIFE	~ ~	5	\$100	
Lighting						
Interior Lighting Fluorescent	80%	2032	* *	10	\$5,700	
Fluorescent	T-5 Lamps And Fixtures, Exter			10	\$3,700	
	Location: Throughout The I		cieu . 10070			
			* *	10	¢400	
Fluorescent	5% Other Observation, Extent : M	2032		10	\$400	
	Location: Throughout The I		. 100%			
	Explanation : Compact Fluo	=				
F1	15%		* *	10	¢1 100	
Fluorescent		2032		10	\$1,100	
	T-8 Lamps And Fixtures, Exter Location: Throughout The I	. 55	eciea : 100%			
Ennas Lieldina	Location . Inroughout The L	outtaing				
Egress Lighting Emergency, Battery	20%	2024	\$2,100	10	\$400	
Exit, Service	80%	2019	\$2,100	10	\$400	
Exterior Lighting	8070	2019	\$900	1		
HID	100%	2032	* *	10		
larm	10070	2032		10		
Security System						
Generic	100%	2032	* *	1	\$2,900	
3414114	Other Observation, Extent : M		: 100%	-	42 ,200	
	Location : Throughout The I					
	Explanation : CCTV Surveil	=				
Fire/Smoke Detection	•					
Generic	100%	2032	* *	1-3	\$4,800	
	Other Observation, Extent : M	oderate, Area Affected	: 100%		•	
	Location : Throughout The H	Building				
	Explanation: Strobe Lights,	Manual Pull Station, H	orns And Smol	ke Detec	tors	

Mechanical	Current Re	epair Futur	e Replacement	Ma	intenance	
System Component Type	% of Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Natural Gas	100%	2044	* *	1		

Maintenance \$ are aggregated over a 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 Re	pair	Futur	e Replacement	M		
System Component Type	% of Fail Date E Total (Years)	Stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Furnace	100%		2032	* *	1	\$3,900	
	Other Observation, Exte	ent : Light, Area Aj	ffected	: 100%			
	Location: Roof						
- · 15 ·	Explanation: 1 Roof T	Top Package Unit					
Terminal Devices	200/		2027	* *	1	\$900	
Convector/Radiator	30% 70%		2037	* *	1	\$800	
No Component	/0%						
Air Conditioning Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment	10070		2040		1		
Ext Pkg Unit -	100%		2032	* *	2	\$500	
Heating/Cooling	10070		2032		2	Ψ500	
Treating/ Cooling	Other Observation, Exte	ent : Light, Area A	ffected	: 100%			
	Location: Roof	,	. .				
	Explanation: 1 Roof T	Top Package Unit,	R-410	da 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	1000/		2022	0.4.5 00		4100	
Gas Fired	100%		2022	\$4,500	2	\$100	
Sanitary Piping	1000/		TTDE				
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIDE	* *			
Cast Iron	100%		LIFE	* *	1		
Fixtures	1000/						
Generic	100%						

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

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

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

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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$7,600	\$1,300	112021	\$17,500
Interior Architecture	Ψ1,000	\$1,500	\$1,000	\$17,500
Electrical	\$7,100	\$700	\$600	\$15,900
Mechanical	\$1,300	\$900	\$2,100	\$4,400
Total	\$16,000	\$2,900	\$3,700	\$37,900
Importance Code A	\$7,600	\$1,600	\$300	\$17,800
Importance Code B	\$8,400	\$1,300	\$3,400	\$20,000
Importance Code C				
Total	\$16,000	\$2,900	\$3,700	\$37,900



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

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

QUEENS PUBLIC LIBRARY - 039 EAST FLUSHING BRANCH LIBRARY

Asset #: 13287

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$9,400	
	_		ıt, Extent : Light, A	rea Affec	rted : 25%			
	Location	: Through	out					
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	
	_	pair Evider : Coping	ıt, Extent : Light, A	rea Affec	eted : 25%			
Metal: Cage/Fence	20%	Now	\$5,600	2044	* *	5	\$900	
2	Broken/Mi	ssing Elem	ents, Extent : Seve	re, Area A	Affected : 10%			
		: South Fo						
	Corrosion	Rusting, E	xtent : Moderate, A	Area Affe	cted : 50%			
		: South Fo		33				
Roof								
Modified Bitumen	100%			2032	* *	10	\$17,500	
	_	place Evide : Through	ent, Extent : Light, . out	Area Affe	ected : 100%			
nterior								
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,				e, Area Aj	fected : 25%			
		: Through						
			: Light, Area Affec	ted : 25%	ó			
	Location	: Through	out					
Exposed Struc: Steel	10%			LIFE	* *			

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

Under 600 Volts

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

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

QUEENS PUBLIC LIBRARY - 039 EAST FLUSHING BRANCH LIBRARY

Asset #: 13287

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2024	\$1,500	5	\$200	
		servation, Extent : Moderate, A	Area Affe	cted : 100%			
		: Electrical Room					
Switchgear / Switchboard	Ехріана	tion : No Ratings Available					
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%	. ,	2049	**	1		
		Aged, Extent : Moderate, Are a : Electrical Room	a Affecte	ed : 100%			
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	1000/		2024	Ф (2 400	1.0	65.700	
Fluorescent	100%		2024	\$63,400	10	\$5,700	
	-	os And Fixtures, Extent : Mod a : Throughout The Building	eraie, Ar	еа Ајјесіва : 100%			
Egress Lighting	Locuitor	i. Intoughout The Buttaing					
Emergency, Battery	50%		2029	* *	10	\$800	
Exit, Service	50%		2029	* *	10	φοσσ	
Exterior Lighting	2070						
HID	100%		2024	\$23,900	10		
Alarm							
Security System							
Generic	100%		2029	* *	1	\$2,300	
		servation, Extent : Moderate, .	Area Affe	ected : 100%			
		: Throughout The Building					
F: (0 1 F : :	Explana	tion : Intrusion Alarm Only					
Fire/Smoke Detection	1000/		2020	* *	1.2	#2 OOO	
Generic	100%	servation, Extent : Moderate, .	2029 Area Affa	*** noted • 1000/	1-3	\$3,900	
		ervation, Extent . Moderate, . a : Throughout The Building	пен тује	eica . 100/0			
		tion : Smoke Detector, Strobe	Lights A	nd Pull Station			
	ълрини	Smore Detector, Strobe		I wit Station			

Maintenance \$ are aggregated over a 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

Mechanical		Current l	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2044	* *	1		
Conversion Equipment Hot Water Boiler		Equipment,	\$45,700 Extent : Severe, Ar it In Boiler Room	2044 ea Affect	* * ted : 100%	1	\$2,800	
Distribution Hot Wtr Piping/Pump	100%			2040	* *	4	\$500	
Terminal Devices Convector/Radiator No Component	40% 60%			2037	* *	1	\$800	
The component	Other Obs Location	: ACUnits	Extent : Light, Area Iandler Is Covered					
Air Conditioning	Ехрини		anater is covered	onuer 11	C Section			
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 No Component	10% 90%			2029	* *	2		
Plumbing	7070							
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%							

Maintenance \$ are aggregated over a 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 : 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
Total	\$138,800	\$671,900
Importance Code A	\$37,600	\$229,800
Importance Code B	\$101,200	\$406,600
Importance Code C		\$35,500
Total	\$138,800	\$671,900

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
Total	\$46,200	\$49,900	\$72,000	\$44,800
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			
Total	\$46,200	\$49,900	\$72,000	\$44,800



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

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

QUEENS PUBLIC LIBRARY - 039 FLUSHING BRANCH LIBRARY

Asset #: 4200

		Current	Repair	Future Replacement Maintenance		aintenance		
ystem Component	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Type								
xterior								
Exterior Walls	20%			LIFE	* *	_	¢0.200	
Masonry: Brick Metal/Glass Curt Wall	48%			LIFE	* *	5 5	\$9,300 \$41,900	
Metal Coiling Doors	3%			2038	* *	5	\$4,400	
Granite Panels	27%			LIFE	* *	5	\$9,400 \$9,400	
Window Wall	21%			2051	* *	5	\$3,500	
Windows Wan	270			2031		3	\$3,300	
Aluminum	98%			2041	* *	5	\$22,200	
Metal Louvers	2%			2034	* *	10	\$2,200	
	270			2034		10	\$2,800	
Parapets Masonry: Brick	5%			LIFE	* *	5	\$300	
Metal/Glass Curt Wall	50%			2045	* *	5	\$10,800	
Metal Rail	35%			2043	* *	5-10		
Granite Panels	33% 10%	Now	\$6,500	LIFE	* *	5-10 5	\$35,100 \$600	
			\$0,300 l, Extent : Moderate			3	\$600	
	Caulking .	ı : Coping Deteriorate ı : Coping	d, Extent : Modera	te, Area	Affected : 50%			
Roof								
Built-Up (BUR)		Now	\$37,600	2025	\$187,900			
2 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \		aged Flash 1 : At Bulkh	ings, Extent : Mode eads	erate, Ar	ea Affected : 25%			
. . , ,	Location	ı : At Bulkh	=		rea Affected : 25%			
Plaza Roof: Stone Panels	Location 8% Other Obs Location	a : At Bulkh servation, E a : Over Co	=	2045	* *			
Plaza Roof: Stone Panels	Location 8% Other Obs Location	servation, E Servation, E 1: Over Co tion: Recei	eads Extent : Moderate, A nference Room A	2045	* *	1		
Plaza Roof: Stone Panels Skylight, Plastic	Location 8% Other Obs Location Explana	servation, E Servation, E 1: Over Co tion: Recei	eads Extent : Moderate, A nference Room A	2045 rea Affe	* * cted : 10%	1		
Plaza Roof: Stone Panels Skylight, Plastic	Location 8% Other Obs Location Explana 2%	n : At Bulkh servation, E n : Over Co tion : Recei	eads Extent : Moderate, A nference Room A	2045 rea Affe	* * cted : 10%	1		
Plaza Roof: Stone Panels Skylight, Plastic terior	Location 8% Other Obs Location Explana	n : At Bulkh servation, E n : Over Co tion : Recei	eads Extent : Moderate, A nference Room A	2045 rea Affe	* * cted : 10%	1 3	\$39,300	
Plaza Roof: Stone Panels Skylight, Plastic terior Floors	Location 8% Other Obs Location Explana 2%	a: At Bulkh servation, E a: Over Co tion: Recei	eads Extent : Moderate, A nference Room A	2045 area Affe 2038	** cted: 10%		\$39,300 \$19,100	
Plaza Roof: Stone Panels Skylight, Plastic terior Floors Carpet	Location 8% Other Obstaction Location Explana 2% 30%	n : At Bulkh servation, E n : Over Co tion : Recei	eads Extent : Moderate, A nference Room A	2045 area Affe 2038	* * cted: 10% ** \$338,800	3		
Plaza Roof: Stone Panels Skylight, Plastic terior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels	Location 8% Other Obstaction Explana 2% 30% 10%	a : At Bulkh servation, E a : Over Co tion : Recer	eads Extent : Moderate, A nference Room A	2045 rea Affe 2038 2024 LIFE	** cted: 10% ** \$338,800 **	3 5	\$19,100	
Plaza Roof: Stone Panels Skylight, Plastic terior Floors Carpet Cast in Place Concrete Ceramic Tile	Location 8% Other Obstaction Explana 2% 30% 10% 5%	n : At Bulkh servation, E n : Over Co tion : Recen	eads Extent : Moderate, A nference Room A	2045 rea Affe 2038 2024 LIFE 2034	** cted: 10% ** \$338,800 ** **	3 5 5	\$19,100 \$4,400	
Plaza Roof: Stone Panels Skylight, Plastic terior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels	Location 8% Other Obstaction Explana 2% 30% 10% 5% 30%	n : At Bulkh servation, E n : Over Co tion : Recei	eads Extent : Moderate, A nference Room A	2045 rea Affe 2038 2024 LIFE 2034 LIFE	** cted: 10% ** \$338,800 ** **	3 5 5 5	\$19,100 \$4,400 \$19,700	
Plaza Roof: Stone Panels Skylight, Plastic terior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile	Location 8% Other Obs Location Explana 2% 30% 10% 5% 30% 20%	n : At Bulkh servation, E n : Over Co tion : Recei	eads Extent : Moderate, A nference Room A	2045 xrea Affe 2038 2024 LIFE 2034 LIFE 2030	** cted:10% ** \$338,800 ** ** **	3 5 5 5 3	\$19,100 \$4,400 \$19,700 \$6,500	
Plaza Roof: Stone Panels Skylight, Plastic terior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile Wood	Location 8% Other Obs Location Explana 2% 30% 10% 5% 30% 20%	a : At Bulkh servation, E a : Over Co tion : Recei	eads Extent : Moderate, A nference Room A	2045 xrea Affe 2038 2024 LIFE 2034 LIFE 2030	** cted:10% ** \$338,800 ** ** **	3 5 5 5 3	\$19,100 \$4,400 \$19,700 \$6,500	
Plaza Roof: Stone Panels Skylight, Plastic terior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile Wood Interior Walls	2% 30% 30% 30% 5% 5%	a : At Bulkh	eads Extent : Moderate, A nference Room A	2045 2038 2024 LIFE 2034 LIFE 2030 2053	** \$338,800 ** ** ** **	3 5 5 5 3 5	\$19,100 \$4,400 \$19,700 \$6,500 \$8,200	
Skylight, Plastic terior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile Wood Interior Walls Ceramic Tile	2% 30% 30% 30% 20% 5%	a : At Bulkh servation, E a : Over Co tion : Recen	eads Extent : Moderate, A nference Room A	2045 2038 2024 LIFE 2034 LIFE 2030 2053	** cted:10% ** \$338,800 ** ** ** **	3 5 5 5 3 5	\$19,100 \$4,400 \$19,700 \$6,500 \$8,200	
Skylight, Plastic tterior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit	2% 10% 20% 20% 5% 5% 15%	a : At Bulkh servation, E a : Over Co tion : Recen	eads Extent : Moderate, A nference Room A	2045 2038 2024 LIFE 2034 LIFE 2030 2053 2034 LIFE	** \$338,800 ** ** ** ** **	3 5 5 5 3 5	\$19,100 \$4,400 \$19,700 \$6,500 \$8,200 \$4,900 \$5,900	
Skylight, Plastic Iterior Floors Carpet Cast in Place Concrete Ceramic Tile Granite Panels Vinyl Tile Wood Interior Walls Ceramic Tile Concrete Masonry Unit Glass: Single Pane	Location 8% Other Obs Location Explana 2% 30% 10% 5% 5% 15% 10%	n : At Bulkh servation, E n : Over Co tion : Recei	eads Extent : Moderate, A nference Room A	2045 2038 2024 LIFE 2034 LIFE 2030 2053 2034 LIFE LIFE	** \$338,800 ** ** ** ** ** **	3 5 5 5 3 5 5 5 5	\$19,100 \$4,400 \$19,700 \$6,500 \$8,200 \$4,900 \$5,900 \$7,400	

Maintenance \$ are aggregated over a 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	Current Repair Future Replacement		Ma		
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estim FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior						
Ceilings						
AcousTileSusp.Lay-In	10%	2038	* *	5	\$8,700	
	Broken/Missing Elements, Exten	t : Moderate, Area Affe	cted : 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 : Mod	lerate, Area Affected : I	100%			
	Location: Corridors					
	Explanation : Suspension Pane	els				
Metal Panel	25%	LIFE	* *	5	\$27,300	
Wood	20%	LIFE	* *	5	\$152,800	

Electrical	Curre	Current Repair Future Replacement			M			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%		2045	* *	5	\$100		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Elect							
	Explanation: Of	ne 4000 Amperes Maii	n Disconi	nect Switch				
Fused Disc Sw	50%		2045	* *	5	\$100		
	Other Observation	ı, Extent : Moderate, A	Area Affe	cted : 100%				
	Location : Electrical Room							
	Explanation : O	ne 400 Amperes Main	Disconn	ect Switch For Em	ergency			
Transformers								
Dry Type	100%		2038	* *	5	\$200		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location: 3rd F	loor Mechanical Roor	n					
	Explanation: 2-	75 Kva 208v Pri - 480	0/266v Se	ec				
Switchgear / Switchboard								
Fused Disc Sw	100%		2045	* *	5	\$300		
Raceway								
Conduit	100%		2045	* *	1			
Panelboards								
Fused Disc Sw	10%		2041	* *	5	\$100		
Molded Case Bkrs	90%		2041	* *	5	\$1,400		
Wiring								
Thermoplastic	100%		2045	* *	1			
Motor Controllers								
Locally Mounted	10%		2038	* *	5			
Motor Control Center	90%		2038	* *	5	\$1,400		
Ground								
Grounding Devices								
Generic	100%		LIFE	* *	5	\$900		

Maintenance \$ are aggregated over a 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 Rep	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated Cos Total (Years)	st Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
tand-by Power								
Transfer Switches	1000/	•••	de de		440.000			
Automatic	100%	2038	* *	1	\$18,000			
Generators Diesel	100%	2034	* *	1	\$22,600			
Diesei	Other Observation, Extent : Moderat			1	\$22,600			
	Location: Roof	e, meangeciea .	10070					
	Explanation : One 230 Kw							
Batteries	Expression Cone 200 III							
Lead/Acid	100%	2019	\$1,500	5	\$2,200			
Fuel Storage			<u> </u>		•			
Day Tank	50%	2041	* *	5	\$5,400			
	Other Observation, Extent: Moderate	e, 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							
ighting								
Interior Lighting	93%	2030	* *	10	\$49,800			
Fluorescent	Other Observation, Extent: Moderate Location: Throughout The Building Explanation: T-8 Lamps	e, Area Affected :		10	\$49,000			
Fluorescent	5%	2030	* *	10	\$2,700			
Tracrescent	Compact Fluorescent Light, Extent : Location : Throughout The Building	Moderate, Area A	ffected : 100		Ψ2,700			
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: Location: Throughout The Building		ffected : 100	%				
HID	90%	2030	* *	10	\$200			
larm								
Security System								
No Component	65%			_				
Generic	35%	2030	* *	1	\$7,600			
Fire/Smoke Detection	500/							
No Component	50%	2020	* *	1.2	¢10.000			
Generic, Digital	50%	2030		1-3	\$18,000			

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

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

QUEENS PUBLIC LIBRARY - 039 FLUSHING BRANCH LIBRARY

Asset #: 4200

Mechanical	Curr	Current Repair F		Future Replacement		Maintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	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% Other Observati	on, Extent : Light, Area	2038 Affected	**: 100%	1	\$28,900	
		ement Boiler Room 2 Units - Providing Chil	lled Wate	er Also			
Distribution	Explanation . I	2 Oniis Troviding Chil	ica maic	7 71130			
Hot Wtr Piping/Pump	100%		2041	* *	4	\$2,900	
Terminal Devices						•	
Air Handler	60%		2030	* *	1	\$21,700	
Convector/Radiator	30%		2038	* *	1	\$5,700	
Unit Heater - Steam	10%		2030	* *	4	\$500	
Air Conditioning							
Energy Source Natural Gas	100%		2045	* *	1		
Conversion Equipment	10070		2043		1		
Absorption Chiller/Direct Fire	100%		2030	* *	1	\$63,200	
Chiller Breet 1 lie		on, Extent : Light, Area ler Room, Basement	Affected	: 100%			
		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	100%		2026	\$210,100	2	\$58,700	
Water Cooling Tower		on, Extent : Light, Area f		\$210,100 :: 100%	2	\$38,700	
	Explanation : 2	2 Units					
Ventilation							
Distribution	1000/		LIPP	* *	2.5	#22.500	
Ductwork/Diffusers Exhaust Fans	100%		LIFE	r 4	2-5	\$32,500	
Exhaust Fans Interior	95%		2030	* *	2	\$1,700	
Roof	5%		2025	\$4,600	2	\$1,700 \$100	
Plumbing	370		2023	ψ1,000		Ψ100	
H/C Water Piping							
Brass/Copper	100%		2045	* *	1		
Water Heater							
Electric	100%		2020	\$48,800	4	\$500	
	Other Observati Location : Boi	on, Extent : Light, Area ler Room	Affected	: 100%			
	Explanation : 2	2 Units					

Maintenance \$ are aggregated over a 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	chanical Current Repair		eplacement	Maintenance		
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year Es	stimated 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 : Li Location : 1st Floor Sprinkle Explanation : Bfp	00	90%			
Fixtures						
Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100%	LIFE	* *			
-	Other Observation, Extent : Li	ght, Area Affected : 10	00%			
	Location : C, M, L, 1-3					
	Explanation: Two Units					
Fire Suppression						
Sprinkler						
Generic	100%	2045	* *	1-2	\$16,400	

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Print Date: 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

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

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

Areas Surveyed : Basement, Roof, Floors 1,2

Block : 2223 Lot : 54 BIN : 4052345

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$88,000	\$12,700	\$21,600	\$47,600
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
Total	\$88,000	\$12,700	\$21,600	\$47,600



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

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

Asset #: 13290

Architecture		Current Repair Fut		Futur	Future Replacement		Maintenance	
ystem Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
kterior								
Exterior Walls			*			_		
Masonry: Brick		Cracks, E	\$173,500 xtent : Moderate, A	LIFE Area Affe	* * cted : 10%	5	\$28,400	
	Location : Vertical Cra Location :	icks, Exte	nt : Moderate, Ared	a Affected	1:5%			
Masonry: Limestone		Now	\$19,200	LIFE	* *	5	\$1,300	
iviasomy. Emicsione		rumbling,	Extent: Moderate		fected : 25%	3	\$1,500	
	Int Mortar Location :		l, Extent : Moderat Sills	e, Area A	ffected : 50%			
Granite Panels	3%			LIFE	* *	5	\$800	
Window Wall	10%			2034	* *	5	\$13,000	
Windows								
Aluminum	97%			2046	* *	5	\$2,100	
Metal Louvers	3%			2033	* *	10	\$400	
Parapets Masonry: Brick	95%	Now	\$45,800	LIFE	* *	5	\$3,900	
	Spalling, Ex Location :		derate, Area Affect out	ed : 20%				
		ed, Extent	: Moderate, Area A	Affected :	20%			
Pre-Cast Concrete	5%			LIFE	* *	5	\$1,300	
Roof								
Modified Bitumen	100%			2029	* *	10	\$23,800	
terior								
Floors								
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	
Interior Walls								
Ceramic Tile	5%			2037	* *	5	\$2,900	
Concrete Masonry Unit				LIFE	* *	5	\$5,800	
Gypsum Board	25%			LIFE	* *	5	\$8,800	
Plaster	40%			LIFE	* *	5	\$7,000	
SGFT/Glazed Masonry	5%			LIFE	* *			
Ceilings								
AcousTileSusp.Lay-In	40%			2041	* *	5	\$12,300	
Plaster	60%			LIFE	* *	5	\$11,500	

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

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.

Asset #: 13290

Electrical	Cur	Current Repair		Future Replacement		Maintenance	
System Component Type		Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2024	\$2,600	5	\$100	
		ion, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Ele						
G	Explanation :	No Nameplate Rating A	lvailable				
Switchgear / Switchboard Molded Case Bkrs	100%		2024	\$32,700	5	\$600	
Raceway	10070		2024	\$32,700		\$000	
Conduit	90%		2024	\$28,600	1		
Conduit	10%		2034	**	1		
Panelboards	1070		2034		1		
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				\$12,000		4200	
Braided Cloth	65% 2-	4 \$18,300	2049	* *	1		
	Insulation Agea	l, Extent : Moderate, Ar	ea Affecte	ed : 100%			
	Location : Th	roughout					
Thermoplastic	35%		2034	* *	1		
Motor Controllers	20,0						
Locally Mounted	10%		2022	\$4,600	5		
Motor Control Center	90%		2022	\$10,200	5	\$500	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$300	
-ighting							
Interior Lighting							
Fluorescent	98%		2024	\$218,100	10	\$19,700	
	-	d Fixtures, Extent : Mod	lerate, Ar	ea Affected : 100%			
	Location : Th	roughout The Building					
Fluorescent	2%		2024	\$4,500	10	\$400	
	Other Observat	ion, Extent : Moderate,	Area Affe	ected : 100%			
	Location : Sta	ircase					
	Explanation:	Compact Fluorescent L	ighting				
Egress Lighting							
Emergency, Battery	50%		2024	\$15,000	10	\$2,600	
Exit, Service	50%		2024	\$1,600	1		
Exterior Lighting	10007		202:	00000	4.0	***	
HID	100%		2024	\$83,900	10	\$100	
Alarm							
Security System	1000/		2024	0.7.200	1	фо 20 2	
Generic	100%	ion Entont M. J	2024	\$67,200	1	\$8,200	
		ion, Extent : Moderate,	Area Affe	cciea : 100%			
		roughout The Building Intrusion Alarm Only					
	<i>Ехріананон</i> :	mirusion Alarm Only					

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

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

Asset #: 13290

Electrical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	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 P	ull Station And Smoke Dete	ctors	

Current Repair	Future	Replacement	Maintenance			
% of Fail Date Estimated Total (Years)	d Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
100%	2044	* *	1			
100%	2041	* *	1	\$10,900		
Other Observation, Extent : Ligh	nt, Area Affected .	: 100%				
Location : Basement Boiler Ro	om					
Explanation: 1 Unit						
100%	2040	* *	4	\$1,600		
		* *	1			
40%	2037	* *	1	\$2,800		
100%	2040	* *	1			
30%	2025	\$132,800	2	\$400		
R-22 Refrigerant, Extent: Light,	Area Affected : 3	30%				
70%	2029	* *	1	\$7,100		
R-22 Refrigerant, Extent : Light, Location : Basement	Area Affected : 7	70%				
	2029	* *	1	\$9,500		
30%						
70%	2029	* *	2	\$10,700		
30%						
5070						
100%	LIFE	* *	2-5	\$12,200		
	% of Fail Date Estimated Total (Years) 100% 100% Other Observation, Extent: Light Location: Basement Boiler Rose Explanation: 1 Unit 100% 60% 40% 100% R-22 Refrigerant, Extent: Light, Location: Basement And Pentary 70% R-22 Refrigerant, Extent: Light, Location: Basement 70% 30% 70% 30%	Nof Total (Years) Estimated Cost FY	No of Total Fail Date (Years) Estimated Cost FY	Note Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	No of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs)	

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

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

Asset #: 13290

Mechanical	Current Repair Future Replacement		olacement	M		
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Esti FY	mated 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 : Lig	ght, Area Affected : 100	%			
	Location: B-2					
	Explanation: 1 Unit					
Fire Suppression						
Sprinkler						
No Component	70%					
Generic	30%	2034	* *	1-2	\$1,800	

^{**} 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
Total		\$39,800
Importance Code A		\$39,800
Total		\$39.800

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
Total	\$8,100	\$12,300	\$9,800	\$15,000
Importance Code A	\$900	\$900	\$900	\$3,500
Importance Code B	\$7,200	\$11,400	\$8,900	\$11,100
Importance Code C				\$400
Total	\$8,100	\$12,300	\$9,800	\$15,000



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

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

Asset #: 13291

Architecture		Current Repair		Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
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	
Roof							
Modified Bitumen	100%		2037	* *	10	\$12,800	
nterior							
Floors							
Carpet	60%		2029	* *	3	\$12,800	
Ceramic Tile	5%		2042	* *	5	\$700	
Sheet Vinyl/Rubber	35%		2037	* *	5	\$7,500	
Interior Walls							
Ceramic Tile	5%		2042	* *	5	\$800	
Gypsum Board	45%		LIFE	* *	5	\$4,400	
No Component	50%						
•		servation, Extent : Light, Are a : Throughout	a Affected	: 0%			
		tion : Exterior Glass Wall					
Ceilings	P · · · · ·						
Embossed Metal	100%		LIFE	* *	5	\$6,300	

Electrical	Current Rep	air Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2057	* *	5	\$100	
	Other Observation, Exten	nt : Light, Area Affected :	100%			
	Location: Electrical Re	oom				
	Explanation : One 1200	Amperes Main Disconn	ect Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2057	* *	5	\$100	
Raceway						
Conduit	100%	2057	* *	1		
Panelboards						
Fused Disc Sw	5%	2052	* *	5		
Molded Case Bkrs	95%	2052	* *	5	\$500	
Wiring						
Thermoplastic	100%	2057	* *	1		
Motor Controllers						
Locally Mounted	100%	2047	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	

Lighting

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

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

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

Asset #: 13291

Electrical	Current Repair	Future Repla	cement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	nted Cost Year Estima FY	ted Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	90%	2037	* *	10	\$14,900	
	Other Observation, Extent: N Location: Throughout The Explanation: T-8 Lamps	. 55	00%			
Fluorescent	10%	2037	* *	10	\$1,700	
	Compact Fluorescent Light, I Location: Throughout The		cted : 100	%		
Egress Lighting						
Emergency, Battery	50%	2037	* *	10	\$2,200	
Exit, LED	50%	2067	* *	1		
Exterior Lighting						
HID	100%	2037	* *	10	\$100	
Alarm						
Security System						
No Component	80%					
Generic	20%	2037	* *	1	\$1,300	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2037	* *	1-3	\$2,300	

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%		2047	* *	1			
Conversion Equipment Hot Water Boiler	100%		2047	* *	1	\$8,900		
Distribution								
Hot Wtr Piping/Pump	100%		2052	* *	4	\$1,300		
Terminal Devices								
Air Handler	80%		2037	* *	1	\$8,900		
Convector/Radiator	20%		2047	* *	1	\$1,200		
Air Conditioning								
Energy Source								
Electricity	100%		2043	* *	1			
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%		2037	* *	2	\$1,100		
Terminal Devices Air Handler/Cool/Ht	100%		2037	* *	1	\$11,100		
Ventilation								
Distribution								
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,000		

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

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

Asset #: 13291

Mechanical	Current Repair		Replacement	Maintenance		
System Component Type	% of Fail Date Estima Total (Years)	ted 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 : L	ight, Area Affected :	100%			
	Location: B-2					
	Explanation : 1 Unit					
Fire Suppression						
Sprinkler						
No Component	60%					
Generic	40%	2057	* *	1-2	\$2,000	

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

Print Date: 21-Sep-2017 QUEENS PUBLIC LIBRARY - FY 2018

Asset Name : GLENDALE BRANCH LIBRARY

Address : 78-60 73RD PL.

Borough : QUEENS Agency's Number : GL

Area Sq Ft : 10,134 Project Type : QUEENS PUBLIC LIBRARY
Date of Survey : 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
Total	\$177,300	\$223,000
Importance Code A	\$116,800	
Importance Code B	\$60,500	\$223,000
Total	\$177,300	\$223,000

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
Total	\$134,400	\$7,800	\$8,100	\$9,700
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			
Total	\$134,400	\$7,800	\$8,100	\$9,700



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

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

Asset #: 13292

Architecture		Current Repair Future Replacement		e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls	000/	3.7	Ø116 000	TIPE	יש יש	-	ф10 100	
Masonry: Brick	Broken/Mi Location Diagonal (Location Jnt Mortan Location	: Various Cracks, Ex : Northwe r Miss/Eroc : Through		ea Affect , e, Area A	ted : 5% Affected : 50%	5	\$19,100	1
	_		t, Extent : Severe, A ow Openings Throu		ected: 25%			
Masonry: Limestone	5%		1 0	LIFE	* *	5	\$1,600	
Stucco Cement	5% Cracking/o Location Water Pen	: South Wa etration, E	\$6,200 Extent: Moderate ill Above Roof xtent: Moderate, A ill Above Roof	2033 , Area Aj	-	5	\$1,300	
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
		etration, E. : Main Ro	xtent : Severe, Area of	ı Affected	d : 20%			
nterior								
Floors	4007			2024	\$70 FAA	2	¢10 100	
Carpet	40%			2024	\$78,500 * *	3	\$12,100	
Carpet	15%			2029	* *	3	\$3,400	
Cast in Place Concrete Ceramic Tile	10% 5%			LIFE 2031	* *	5 5	\$6,600 \$800	
Vinyl Tile	30%			2028	\$39,200	3	\$2,300	
Interior Walls	3070			2020	\$37,200		\$2,300	
Gypsum Board	10%			LIFE	* *	5-10	\$1,800	
Plaster	5%	Now	\$400	LIFE	* *	5	\$200	
1 luster			Extent : Severe, A		ted : 20%	3	Ψ200	
		-	ir, Main Library @					
			xtent : Moderate, A ir, Main Library At					
Plaster	70%	. 1100j biu	, 2101 Wi y 110	LIFE	**	5-10	\$6,400	
Wood	15%			LIFE	* *	5	\$13,000	

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

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

Asset #: 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	
1 ,	Recent Rep	olace Evide	ent, Extent : Light, .	Area Affe	ected : 100%			
	Location	: Children	s Reading Area					
Exposed Struc: Wood	15%			LIFE	* *	10	\$3,400	
Plaster	75%	0-2	\$60,500	LIFE	* *	5	\$7,100	
			Extent: Severe, A		ted : 20%			
	Location	: Library	Area, Mezzanine &	Various				
Site Enclosure								
Free Standing Walls Masonry: Brick	100%	2-4	\$33,700	2054	* *			
Masonry: Brick			\$55,700 ents, Extent : Seven					
		: Various	enis, Exieni . Bevei	re, mea 1	nyeciea . 570			
			l, Extent : Severe, A	Area Affe	cted : 30%			
		: Various	•	33				
Retaining Walls								
Cast in Place Concrete	100%	4+	\$800	2048	* *			
	_	Crumbling, : Various	Extent : Moderate	, Area Aj	ffected : 5%			
			xtent : Light, Area I	Affected	. 5%			
		: Various	Meni . Ligni, Hreu i	престец	. 370			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	* *			
On-Site Walkways	000/	2.4	#200	2041	* *			
Cast in Place Concrete	90%	2-4	\$300 e, Extent : Severe, A	2041				
		am Surjace : Myrtle A		теа Але	ciea : 5%			
Marine C. '				TIPP	* *			
Masonry: Granite	10%	4+	\$200 d, Extent : Severe,	LIFE				
	_	eteriorate : Main En		Area Aff	eciea : 100%			
	Locuiton	. Mun En	ii y sieps					

lectrical	Current Repair		Future Replacement		Maintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2028	\$1,500	5	\$300	
	Other Observation, Extent: Moderate	e, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: One 400 Amperes Ma	in Disconn	ect Switch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2028	\$32,700	5	\$300	
Raceway						
Conduit	80%	2028	\$25,400	1		
Conduit	20%	2048	* *	1		

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

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

Asset #: 13292

Electrical	Current Repa	air Futur	e Replacement	Maintenance		
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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, Exter	it : Moderate, Area Affe	cted : 100%			
	Location: Water Main					
	Explanation : Corroded					
Lighting						
Interior Lighting	0.70/	2020	* *	1.0	Φ 7 .000	
Fluorescent	85%	2038		10	\$7,900	
	T-8 Lamps And Fixtures, Location: Throughout		і Ађестеа : 100%			
Fluorescent	5%	2028	\$5,100	10	\$500	
11001000011	Other Observation, Exten		· ·		4000	
	Location : Basement	, 33				
	Explanation: Compact	Flourescent Lighting				
Fluorescent	10%	2033	* *	10	\$900	
11001000000	T-5 Lamps And Fixtures,		a Affected : 100%		Ψ, σσ	
	Location : Childrens Ro		33			
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, Exter		· ·			
	Location: Throughout	==				
	Explanation : Intrusion	Alarm Only				

Mechanical	Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		

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

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

Asset #: 13292

Mechanical	Current Repair Futur		uture Replacement		Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Steam Boiler		n, Extent : Light, Area ment Boiler Room Unit	2033 Affected	* * : 100%	1	\$10,000	
Distribution							
Central Plant Steam Piping/Pmp	100%		2038	* *	4	\$500	
Terminal Devices							
Convector/Radiator	100%		2033	* *	1	\$3,300	
Air Conditioning Energy Source	1000/		2044	* *	1		
Electricity	100%		2044	T T	1		
Conversion Equipment Exterior Pkg Unit - Cooling	80%		2028	\$62,300	2	\$500	
cooms	R-22 Refrigerant, Location : Roof	Extent : Light, Area A	ffected : c	80%			
Split Unit		Extent : Light, Area A	2023 ffected : 1	\$41,100			
T : 1D :	Location : Base	ment					
Terminal Devices Fan Coil - 2 Pipe No Component	20% 80%		2023	\$36,600	1	\$700	
Heat Rejection	0070						
Dry Cooler	20%		2023	\$10,500	2	\$1,400	
No Component	80%		_0_0	\$10,E00	_	Ψ1,	
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	4000		• • • •				
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	

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

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

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QUEENS PUBLIC LIBRARY - 039 GLENDALE BRANCH LIBRARY

Asset #: 13292

Mechanical	Current Repair Future Replacement		eplacement	Maintenance		
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year Est FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing						
Backflow Preventer						
No Component	90%					
Generic	10%	2028	\$200	1	\$100	
	Other Observation, Extent : Light, Are	ea Affected : 10	0%			
	Location: Boiler Room					
	Explanation: Boiler Only					
Fixtures						
Generic	100%					

^{**} 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 : HILLCREST BRANCH LIBRARY

Address : 187-05 UNION TURNPIKE

Borough : QUEENS Agency's Number : H

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	
Total	\$164,300	\$3,900
Importance Code B	\$164,300	\$3,900
Total	\$164,300	\$3,900

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
Total	\$104,700	\$3,200	\$3,200	\$33,800
Importance Code A	\$22,700	\$1,300	\$400	\$1,100
Importance Code B	\$82,000	\$1,900	\$2,800	\$32,800
Importance Code C				
Total	\$104,700	\$3,200	\$3,200	\$33,800



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

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

Asset #: 13293

rchitecture		Current F	Repair	Future Replacement		М	Maintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick	75%			LIFE	* *	5	\$9,100	
Pre-Cast Concrete	25%			LIFE	* *	5	\$9,900	
Windows								
Aluminum	100%			2032	* *	5	\$1,300	
Parapets								
Metal Panel	50%			2050	* *	5	\$1,900	
Metal Panel	50%			2044	* *	5	\$1,900	
Roof								
Modified Bitumen	100%	Now	\$21,300	2032	* *			
	Blisters, E	Extent : Mod	lerate, Area Affecte	ed: 20%				
			1					
	Location	ı : North Ar	id East Sides					
			id East Sides ent, Extent : Light, 1	Area Affe	ected : 100%			
	Recent Re		ent, Extent : Light,	Area Affe	ected : 100%			
	Recent Re	place Evide 1 : Through	ent, Extent : Light,					
	Recent Re Location Seams Op	place Evide 1 : Through en/Split, Ex	ent, Extent : Light, a					
erior	Recent Re Location Seams Op	place Evide 1 : Through en/Split, Ex	ent, Extent : Light, . out tent : Moderate, A					
erior Floors	Recent Re Location Seams Op	place Evide 1 : Through en/Split, Ex	ent, Extent : Light, . out tent : Moderate, A					
	Recent Re Location Seams Op	place Evide 1 : Through en/Split, Ex 1 : North Ar	ent, Extent : Light, . out tent : Moderate, A			3	\$15,200	
Floors	Recent Re Location Seams Op Location	place Evide a : Through en/Split, Ex a : North Ar	ent, Extent : Light, . out tent : Moderate, A	rea Affec	ted : 20%	3 5	\$15,200 \$1,000	
Floors Carpet	Recent Re Location Seams Op Location 85%	place Evide 1 : Through en/Split, Ex 1 : North Ar	ent, Extent : Light, . out tent : Moderate, A	rea Affec	\$98,200		· ·	
Floors Carpet Cast in Place Concrete	Recent Re Location Seams Op Location 85% 5%	place Evide 1 : Through en/Split, Ex 1 : North Ar	ent, Extent : Light, . out tent : Moderate, A	rea Affec 2025 LIFE	\$98,200 * *	5	\$1,000	
Floors Carpet Cast in Place Concrete Ceramic Tile	Recent Re Location Seams Op Location 85% 5% 5%	place Evide 1 : Through en/Split, Ex 1 : North Ar	ent, Extent : Light, . out tent : Moderate, A	2025 LIFE 2033	\$98,200 ** **	5 5	\$1,000 \$400	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile	Recent Re Location Seams Op Location 85% 5% 5%	place Evide a: Through en/Split, Ex a: North Ar	ent, Extent : Light, . out tent : Moderate, A	2025 LIFE 2033	\$98,200 ** **	5 5	\$1,000 \$400	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile	Recent Re Location Seams Op Location 85% 5% 5%	place Evide 1: Through en/Split, Ex 1: North Ar	ent, Extent : Light, . out tent : Moderate, A	2025 LIFE 2033 2032	\$98,200 ** **	5 5 3	\$1,000 \$400 \$200	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Recent Re Location Seams Op Location 85% 5% 5% 5%	place Evide 1 : Through en/Split, Ex 1 : North Ar	ent, Extent : Light, . out tent : Moderate, A	2025 LIFE 2033 2032	\$98,200 ** ** **	5 5 3	\$1,000 \$400 \$200	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	Recent Re Location Seams Op Location 85% 5% 5% 5% 3% 82%	place Evide 1 : Through en/Split, Ex 1 : North Ar	ent, Extent : Light, . out tent : Moderate, A	2025 LIFE 2033 2032 2033 LIFE	\$98,200 ** ** **	5 5 3 5 5	\$1,000 \$400 \$200 \$400 \$3,900	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board Masonry: Brick	Recent Re. Location Seams Op Location 85% 5% 5% 5% 10%	place Evide 1 : Through en/Split, Ex 1 : North Ar	ent, Extent : Light, . out tent : Moderate, A	2025 LIFE 2033 2032 2033 LIFE LIFE	\$98,200 ** ** ** **	5 5 3 5 5	\$1,000 \$400 \$200 \$400 \$3,900	
Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Gypsum Board	Recent Re. Location Seams Op Location 85% 5% 5% 5% 10%	place Evide 1 : Through en/Split, Ex 1 : North Ai	ent, Extent : Light, . out tent : Moderate, A	2025 LIFE 2033 2032 2033 LIFE LIFE	\$98,200 ** ** ** **	5 5 3 5 5	\$1,000 \$400 \$200 \$400 \$3,900	

lectrical	Current Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2024	\$1,500	5	\$200	
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%			
	Location : Electrical Room					
	Explanation: Main Service Switch I	Rated @ 40	0 Amperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2024	\$32,700	5	\$200	
Raceway						
Conduit	10%	2034	* *	1		
Conduit	90%	2024	\$28,600	1		

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

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

Asset #: 13293

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated 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, E		a Affected : 100%			
	Location : Throughout Th	e Building				
Fluorescent	5%	2024	\$3,900	10	\$300	
	Other Observation, Extent : Location : Boiler Room	Moderate, Area Affec	cted : 100%			
	Explanation : Compact Fl	uorescent 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 : Location : Throughout Th		cted : 100%			
	Explanation : Intrusion Al	arm Only, Motion Ser	isors			
Fire/Smoke Detection		•				
Generic	100%	2032	* *	1-3	\$4,700	
	Other Observation, Extent:	Moderate, Area Affec	cted : 100%		. , .	
	Location : Throughout Th					
	Explanation : Strobe Ligh		n And Smoke Dete	ectors		

Mechanical	Current	Repair	Futui	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2034	* *	1		

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

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

Asset #: 13293

Mechanical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Fail D Total (Yea	Date Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating Conversion Equipment Furnace	Location: Roof	on, Extent : Light, Area · · · Roof Top Package Un		**	1	\$1,100		
Hot Water Boiler	70%	on, Extent : Light, Area er Room	2029	**	1	\$2,600		
Distribution	<u> </u>							
Hot Wtr Piping/Pump No Component	70% 30%		2032	* *	4	\$400		
Terminal Devices Air Handler Convector/Radiator No Component	50% 20% 30%		2019 2022	\$50,700 \$7,700	1 1	\$2,400 \$500		
Air Conditioning Energy Source Electricity	100%		2032	* *	1			
Conversion Equipment Reciprocating Compr/Chiller	70%		2029	* *	1	\$2,500		
-	R-22 Refrigerant Location : Mec	t, Extent : Light, Area A hanical Room	ffected :	70%				
Ext Pkg Unit - Heating/Cooling	30%		2029	* *	2	\$100		
	R-22 Refrigerant Location : Roof	t, Extent : Light, Area A	ffected :	30%				
Terminal Devices Air Handler/Cool/Ht No Component	50% 50%		2019	\$40,400	1	\$2,400		
Heat Rejection Air Cooled Condenser Unit	70%		2019	\$10,200	2	\$3,700		
No Component Ventilation	30%							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,200		
Exhaust Fans Interior Roof	70% 30%		2024 2024	\$18,000 \$3,600	2 2	\$200 \$100		
Plumbing H/C Water Piping Brass/Copper	100%		2034	* *	1			
Water Heater Gas Fired	100%		2022	\$4,400	2	\$100		

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

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

Asset #: 13293

Mechanical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed 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: Lig	ght, Area Affected	: 10%			
	Location: Boiler Room					
	Explanation : For Boiler Onl	y				
Fixtures						
Generic	100%					

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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

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
Total		\$378,500
Importance Code A		\$58,000
Importance Code B		\$320,500
T 1		0250 500

Total \$378,500

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
Total	\$1,700	\$7,800	\$7,200	\$43,000
Importance Code A	\$400	\$800	\$400	\$4,600
Importance Code B	\$1,300	\$7,000	\$6,300	\$38,400
Importance Code C			\$500	
Total	\$1,700	\$7,800	\$7,200	\$43,000



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

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

Asset #: 13294

Architecture	Current Repair		Future Replacement		M	aintenance		
System Component Type		il Date Estimated Cost Years)	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		
		vation, Extent : Light, Area	Affected	: 100%				
	Location : T	· ·						
	Explanation	a: Thermally Inefficient						
Roof	1000/		2025	at. at.	1.0	422. 5 00		
Modified Bitumen	100%		2035	**	10	\$23,500		
	-	ce Evident, Extent : Light,	Area Affe	ected : 100%				
	Location : T	hroughout						
nterior								
Floors	50/		LIEE	* *	-	ф1 2 00		
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	50/		2026	* *	_	¢1 100		
Ceramic Tile	5%		2036	* *	5	\$1,100		
Concrete Masonry Unit	40% 5%		LIFE LIFE	* *	5 5	\$3,500		
Glass: Single Pane	50%			* *	3	\$800		
Masonry: Brick	30%		LIFE					
Ceilings AcousTileSusp.Lay-In	90%		2032	* *	5	\$10,700		
Exposed Struc: Steel	10%		LIFE	* *	5	\$10,700		
ite Enclosure	1070		LIFE					
Fence/Gates								
Chain link	100%		2037	* *				
Site Pavements	10070		2037					
Public Sidewalk								
Cast in Place Concrete	100%		2032	* *				
On-Site Walkways	10070		2032					
Cast in Place Concrete	100%		2032	* *				
Cust in 1 luce Concrete	100/0		2032					

Electrical	Current Repair	Future	Replacement	M		
System Component Type	% of Fail Date Estimated Cos Total (Years)	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, Are	a Affected :	100%			
	Location : Electrical Room					
	Explanation: Main Service Rated @	300 Ampei	res.			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2027	\$32,700	5	\$200	

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

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

Asset #: 13294

Electrical	Current Repair	r Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated 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		: 100%			
	Location: Throughout Th	ie 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		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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								
Convector/Radiator	40%			2025	\$16,100	1	\$1,000	
No Component	60%							
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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

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

Asset #: 13294

Mechanical	Current Repair	Future Replaceme	nt N	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	l Cost Year Estimated C FY	Cost Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning					
Distribution					
Ductwork/Diffusers	100%	LIFE	** 2	\$10,300	
Terminal Devices	1000/	***			
Air Handler/Cool/Ht	100%	2027 \$84,4	400 1	\$4,900	
Heat Rejection	1000/	2022	** 2	0.5. 5.0.0	
Air Cooled Condenser	100%	2032	** 2	\$5,500	
Unit					
Ventilation Distribution					
Distribution Ductwork/Diffusers	100%	LIFE	** 2-5	\$4.400	
Exhaust Fans	100%	LIFE	2-3	\$4,400	
Exnaust rans Roof	100%	2027 \$12,	500 2	\$200	
Plumbing	10076	2027 \$12,	300 2	\$200	
H/C Water Piping					
Brass/Copper	100%	2037	** 1		
Water Heater	10070	2031	1		
Gas Fired	100%	2020 \$4,0	600 2	\$100	
34011134	Other Observation, Extent: Ligh	. ,	_	4100	
	Location : 1st Floor	, 33			
	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%				

^{**} 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

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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$18,500	\$10,200	\$6,900	\$34,100
Importance Code A	\$400	\$900	\$400	\$30,500
Importance Code B	\$18,000	\$9,300	\$6,100	\$3,500
Importance Code C			\$400	
Total	\$18,500	\$10,200	\$6,900	\$34,100



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

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

QUEENS PUBLIC LIBRARY - 039 HOWARD BEACH BRANCH LIBRARY

Asset #: 13295

Architecture		Current R	epair	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	\$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	
nterior								
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	
-	Staining/L	Discoloring,	Extent : Moderate	, Area A	ffected : 20%			
	Location	: Througho	ut					
Exposed Struc: Steel	25%			LIFE	* *			
ite Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2040	* *			

lectrical	Current Repair	Future	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2037	* *	5	\$200	
	Other Observation, Extent : Lig	ht, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation : Main Disconne	ct Switch Rated A	t 400 Amperes			
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		

Maintenance \$ are aggregated over a 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	e Replacement	M				
System Component Type	% of Fail Date Estimated C Total (Years)	ost 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, A							
	Location: Water Main							
	Explanation: Connected With Ma	in Water Pipe	,					
Lighting								
Interior Lighting								
Fluorescent	80%	2027	\$69,000	10	\$6,200			
	Other Observation, Extent : Light, A Location : Throughout	Area Affected	: 100%					
	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 I	Repair	Futur	e Replacement	Ma	aintenance	
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	
Convector/Radiator	30%			2040	* *	1	\$800	
Air Conditioning								
Energy Source								
Electricity	100%			2043	* *	1		

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

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

QUEENS PUBLIC LIBRARY - 039 HOWARD BEACH BRANCH LIBRARY

Asset #: 13295

Mechanical	Current R	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ir Conditioning							
Conversion Equipment							
Reciprocating	100%		2032	* *	1	\$3,900	
Compr/Chiller							
Distribution	1000/			* *	2	#11 100	
Ductwork/Diffusers	100%		LIFE	* *	2	\$11,100	
Terminal Devices	1000/		2022	* *		Φ.7. 200	
Air Handler/Cool/Ht	100%		2032	* *	1	\$5,300	
Heat Rejection	1000/		2022	* *	2	Φ.ζ. 0.00	
Dry Cooler	100%		2032	* *	2	\$5,900	
entilation							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2.5	¢4.700	
	100%		LIFE		2-5	\$4,700	
Exhaust Fans	500/		2022	* *	2	¢100	
Interior Roof	50% 50%		2032 2032	* *	2 2	\$100 \$100	
lumbing	3070		2032			\$100	
H/C Water Piping							
Galvanized Steel	100%		2040	* *	1		
Water Heater	10070		2040		1		
Gas Fired	100%		2025	\$4,900	2	\$100	
Gus i neu	Other Observation, Ex	tent : Light, Area			2	φίσο	
	Location : Mechanic		-55	, ,			
	Explanation : 1-40 G						
Sanitary Piping	T						
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping			•				
Cast Iron	100%		LIFE	* *	1		
Backflow Preventer							
No Component	95%						
Generic	5%		2032	* *	1		
	Other Observation, Ex	tent : Light, Area	Affected	: 100%			
	Location : Mechanic	al Room					
	Explanation : Boiler						
Fixtures							
Generic	100%						

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

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

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

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
Total	\$395,800	\$781,500
Importance Code A	\$336,300	\$128,800
Importance Code B	\$59,600	\$652,700
Total	\$395,800	\$781,500

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
Total	\$116,900	\$12,500	\$16,500	\$11,200
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
Total	\$116,900	\$12,500	\$16,500	\$11,200



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

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

Asset #: 13296

chitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
stem Component Type	% of I Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior								
Exterior Walls						_		
Masonry: Brick	67%	3.7	# 61 000	LIFE	* *	5	\$29,500	
Masonry: Limestone	25%	Now	\$61,000	LIFE	* *	5	\$4,100	
	_	_	Extent : Moderate	, Area A <u>f</u>	fected : 10%			
	Location .				00 1 250/			
			l, Extent : Moderat	e, Area A	ffected: 25%			
	Location .	: West Fac	rade					
Metal Panel	3%			2048	* *	5-10	\$4,500	
Granite Panels	5%			LIFE	* *	5	\$1,700	
Windows	0=0/					_		
Aluminum	97%	0-2	\$230,600	2053	* *	5	\$2,700	
	Loose/Miss Location :		s, Extent : Moderat out	e, Area A	ffected : 25%			
	Caulking D Location :		d, Extent : Modera out	te, Area .	Affected : 100%			
Metal Louvers	3%			2031	* *	10	\$1,100	
Parapets								
Masonry: Brick	Location . Spalling, Ex	: Interior . ktent : Lig	\$44,700 l, Extent : Moderat Face Of South Para ht, Area Affected :	apet 10%	-	5	\$3,800	
	Location .	Interior I	Face Of West And S	South Pa	rapets			
	Worn/Erode Location .		: Moderate, Area A Face	ffected :	25%			
Masonry: Limestone	15%	Now	\$15,200	LIFE	* *	5	\$900	
	Cracking/C	rumbling,	Extent : Moderate At East Parapet		fected : 5%	C	Ψ, σ σ σ	
Metal Rail	5%			2033	* *	5-10	\$4,300	
Roof							. ,	
Modified Bitumen	100% Blisters, Ex Location .	tent : Mod	\$25,800 lerate, Area Affecte st Floor	2028 ed : 20%	\$128,800			
Soffits								
Masonry: Limestone	100%			LIFE	* *	5		
			l, Extent : Light, Ar trance Soffit Area	ea Affect	ted : 2%			

Interior

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

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 Obs	ervation, E.	xtent : Moderate, A	Area Affe	cted : 100%			
	Location	: Basemen	t					
	Explana	tion : 9x9 U	nits					
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, An	rea Affec	ted : 20%			
	Location	ı : Main Lib	orary Area 1st Floo	or @ Win	dow Interior Soffit	s North 1	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		Futur	re Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

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

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

Asset #: 13296

Electrical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	45%		2028	\$700	5			
		n, Extent : Moderate, A	Area Affe	ected : 100%				
	Location : Elect		ъ.	G 1 1				
		ne 200 Amperes Main						
Fused Disc Sw	10%		2028	\$200	5			
		ı, Extent : Moderate, A	Area Affe	ected : 100%				
	Location : Elect							
	Explanation : O	ne 200 Amperes Main	Disconn	ect Switch For Em	ergency			
Molded Case Bkrs	45%		2028	\$700	5	\$200		
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Elect	rical Room						
	Explanation: O	ne 400 Amperes Main	Disconn	ect 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, E	Extent : Severe, Area A	ffected :	100%				
	Location : Throi	ighout The Building						
Thermoplastic	10%		2048	* *	1			
Motor Controllers	<u> </u>							
Locally Mounted	100%		2026	\$30,600	5	\$100		
Ground				, , - · ·				
Grounding Devices								
Generic	100%		LIFE	* *	5	\$500		
Lighting					-	4		

Lighting

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

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

Asset #: 13296

Electrical	Current Repair		uture	Replacement	Maintenance					
System Component Type	% of Fail Date Es Total (Years)		ear FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority			
Lighting										
Interior Lighting										
Fluorescent	2%)23	\$3,300	10	\$300				
	Other Observation, Exten	nt : Moderate, Area	Affec	ted : 100%						
	Location: Basement									
	Explanation : Compact	Fluorescent Lightii	ng							
Fluorescent	8%	20	38	* *	10	\$1,200				
	T-8 Lamps And Fixtures,	Extent : Moderate,	Area .	Affected : 100%						
	Location: Throughout	The Building								
	Other Observation, Exter	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location: Throughout									
	Explanation : Ballast &	Bulb New But Fixt	tures A	Are Old						
LED	90%		38	* *						
ELD	Other Observation, Extent : Moderate, Area Affected : 100%									
		Location: Throughout The Building								
	Explanation : Ballast &		tures A	Are Old						
Egress Lighting										
Emergency, Battery	50%	20)23	\$11,200	10	\$2,000				
Exit, Service	45%)23	\$1,100	1	Ψ=,000				
Exit, Service	5%		38	**	1					
Exterior Lighting	***									
Incandescent	100%	20)23	\$53,400	2					
Alarm	100.0			\$22,100						
Security System										
No Component	30%									
Generic	70%	2.0	28	\$35,300	1	\$4,300				
Fire/Smoke Detection	, , , ,	20		422,200	-	<i>ϕ</i> .,2 0 0				
No Component	30%									
Generic, Digital	70%	20	28	\$120,800	1-3	\$7,300				
Schene, Digital	1070	20	-20	Ψ120,000	1 3	Ψ1,500				

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating						
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 Boile	er 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	
Convector/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. Estimates are rounded to the nearest hundred dollars.

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

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

Asset #: 13296

Mechanical	Curre	Current Repair		e Replacement	Maintenance		
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	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	
Compirenmer	R-22 Refrigerant	Extent : Light, Area A	ffected :	60%			
	Location : Base	ment A C Room	yy cereta .				
Exterior Pkg Unit - Cooling	40%		2033	* *	2	\$400	
Cooming	R-22 Refrigerant, Location : Roof	Extent : Light, Area A	ffected :	40%			
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 Observatio	n, Extent : Light, Area		: 100%			
	Location : Base						
	Explanation : C	ne Unit					

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

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

Page: 109

Print Date: 21-Sep-2017 QUEENS PUBLIC LIBRARY - FY 2018

Asset Name : KEW GARDENS HILLS BRANCH LIBRARY

Address : 72-33 VLEIGH PL.

Borough : QUEENS Agency's Number : KW

Area Sq Ft : 8,090 Project Type : QUEENS PUBLIC LIBRARY

Date of Survey : 05-Apr-2016 Landmark Status : NONE

Areas Surveyed : Floors 1

Block : 6660 Lot : 5 BIN : 4144059

CAPITAL

Total

Importance Code

Total

EXPENSE

Total

Importance Code

Total



Maintenance \$ are aggregated over a 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	Currer	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Years	te 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%						

System Component Type Under 600 Volts Service Equipment Under Construction Transformers Under Construction Under Construction Town Raceway Under Construction Under Construction Under Construction Town Panelboards Under Construction Under	Electrical		Current I	Repair	Futu	re Replacement	M	aintenance	
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 Ground Grounding Devices Under Construction 100% Stand-by Power Transfer Switches Under Construction 100% Generators Under Construction 100% Stant-Butteries	Component			Estimated Cost		Estimated Cost		Estimated Cost	Priority
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% Stateries	Under 600 Volts								
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 Ground Grounding Devices Under Construction 100% Stand-by Power Transfer Switches Under Construction 100% Generators Under Construction 100% Satteries									
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 Ground Grounding Devices Under Construction 100% Stand-by Power Transfer Switches Under Construction 100% Generators Under Construction 100% Stand-Construction 100% Generators Under Construction 100% Generators Under Construction 100% Generators Under Construction 100%		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% Generators Under Construction 100% Generators Under Construction 100% Generators Under Construction 100% Batteries									
Under Construction 100% Raceway Under Construction 100% Panelboards Under Construction 100% Wiring Under Construction 100% Motor Controllers Under Construction 100% Grounding Devices Under Construction 100% Stand-by Power Transfer Switches Under Construction 100% Generators Under Construction 100% Stand-by Power Transfer Switches Under Construction 100% Generators Under Construction 100% Batteries		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% Generators Under Construction 100% Generators Under Construction 100% Generators Under Construction 100% Batteries	Switchgear / Switchboard								
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%							
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% Generators Under Construction 100% Batteries	Raceway								
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% Generators Under Construction 100% Batteries	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	Panelboards								
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%							
Motor Controllers Under Construction 100% Ground Grounding Devices Under Construction 100% Stand-by Power Transfer Switches Under Construction 100% Generators Under Construction 100% Batteries	Wiring								
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%							
Grounding Devices Under Construction 100% Stand-by Power Transfer Switches Under Construction 100% Generators Under Construction 100% Batteries	Motor Controllers								
Grounding Devices Under Construction 100% Stand-by Power Transfer Switches Under Construction 100% Generators Under Construction 100% Batteries	Under Construction	100%							
Under Construction 100% Stand-by Power Transfer Switches Under Construction 100% Generators Under Construction 100% Batteries	Ground								
Stand-by Power Transfer Switches Under Construction 100% Generators Under Construction 100% Batteries									
Transfer Switches Under Construction 100% Generators Under Construction 100% Batteries	Under Construction	100%							
Under Construction 100% Generators Under Construction 100% Batteries	Stand-by Power								
Generators Under Construction 100% Batteries									
Under Construction 100% Batteries	Under Construction	100%							
Batteries	Generators								
	Under Construction	100%							
Under Construction 100%	Under Construction	100%							
Fuel Storage	Fuel Storage								
Under Construction 100%	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	Curre	ent Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost 's)	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 I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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%							

Maintenance \$ are aggregated over a 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 F	Repair	Futu	re Replacement	М	aintenance	
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%							
-								

^{**} 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
Total		\$99,600
Importance Code B		\$99,600
Total		\$99,600

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
Total	\$38,800	\$46,400	\$14,600	\$87,800
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			
Total	\$38,800	\$46,400	\$14,600	\$87,800



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

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

Asset #: 4519

Architecture		Current F	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	83%			LIFE	* *	5	\$29,900	
Masonry: Granite	2%			LIFE	* *	5	\$500	
Metal Panel	10%			2047	* *	5-10	\$24,800	
Window Wall	5%			2047	* *	5	\$6,800	
Windows	050/			20.42	* *	_	Ф 2 400	
Aluminum	95%			2043	* *	5	\$3,400	
Glass Block	5%			LIFE		5	\$100	
Parapets Concrete Masonry Unit	35%			LIFE	* *	5	\$1,400	
Concrete Wasoniy Onit		ervation F	Extent : Moderate, A			3	\$1,400	
		: Interior		1164 11556	ciea . 10070			
			red With Tar					
Masonry: Brick	45%	non . core	rea ////// rai	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							Ψ.00	
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	
		issing Elem : Research	ents, Extent : Seve n Center	re, Area I	Affected : 100%			
		loor Evider : Research	nt, Extent : Severe, .	Area Affe	ected : 100%			
			i Cenier xtent : Severe, Area	Affaata	1.250/			
		erranon, E. : Research		і Ајјестес	1.23%			
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 Aj	ffected : 10%			
	Location	: Stair A, I	Research Center					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 15%			
	Location	: Stair A, I	Research Center					
Gypsum Board	70%			LIFE	* *	5	\$21,400	

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

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

Asset #: 4519

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
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/C	Crumbling,	Extent: Moderate	, Area Aj	fected : 10%			
	Location	: Auditorii	um, Stair A					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Auditorii	um, Stair A					
Wood	10%			LIFE	* *	5	\$32,300	

Electrical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5	\$100	
	Other Observation, Extent : Moder	ate, Area Affected :	100%			
	Location : Electrical Room					
	Explanation : One 1600 Amperes	Main Disconnect S	Switch			
Switchgear / Switchboard				_		
Molded Case Bkrs	100%	2047	* *	5	\$700	
Raceway			de de			
Conduit	100%	2047	* *	1		
Panelboards	- 0.4	• • • •	de de	_		
Fused Disc Sw	5%	2043	* *	5		
Molded Case Bkrs	95%	2043	* *	5	\$600	
Wiring						
Thermoplastic	100%	2047	* *	1		
Motor Controllers						
Locally Mounted	100%	2040	* *	5	\$200	
Ground						
Grounding Devices				_	*	
Generic	100%	LIFE	* *	5	\$400	
Lighting						
Interior Lighting	2.407	2022	ata ata	10	#21 2 00	
Fluorescent	94%	2032	**	10	\$21,300	
	Other Observation, Extent: Moder		100%			
	Location : Throughout The Buildi	ng				
	Explanation: T-8 Lamps					
Fluorescent	4%	2032	* *	10	\$900	
	Other Observation, Extent : Modera Location : 1st Floor	ate, Area Affected :	100%			
	Explanation: Compact Fluoresce	nt Lamps				
Incandescent	2%	2032	* *	2		

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

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

Asset #: 4519

Electrical		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Egress Lighting								
Emergency, Battery	50%			2032	* *	10	\$3,000	
Exit, LED	50%			2055	* *	1		
Exterior Lighting								
HID	100%			2032	* *	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	* *	1	\$1,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	* *	1-3	\$3,000	

Mechanical	Current Re	pair Fu	Future Replacement			Maintenance			
System Component Type	% of Fail Date I Total (Years)	Estimated Cost Ye		Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating									
Energy Source									
Natural Gas	100%	20:	37	* *	1				
Conversion Equipment									
Hot Water Boiler	100%	203	32	* *	1	\$12,200			
	Other Observation, Ext	-	cted :	100%					
	Location: Basement	Boiler Room							
	Explanation: 1 Unit								
Distribution									
Hot Wtr Piping/Pump	100%	20-	43	* *	4	\$1,800			
Terminal Devices									
Air Handler	60%	203		* *	1	\$9,200			
Convector/Radiator	40%	20-	40	* *	1	\$3,200			
Air Conditioning									
Energy Source									
Electricity	100%	20-	43	* *	1				
Conversion Equipment									
Int Pkg Unit - Heating/Cooling	20%	200	28	\$99,600	2	\$300			
2 2	R-22 Refrigerant, Exter	ıt : Light, Area Affecte	ed : 2	20%					
	Location: 1 Unit For	Auditorium							
Reciprocating Compr/Chiller	80%	20.	32	* *	1	\$9,200			
1	R-22 Refrigerant, Exter	ıt : Light, Area Affecte	ed : 8	80%					
	Location: Basement	_ 00							
	Other Observation, Extent : Light, Area Affected : 80%								
	Location: Basement	- **							
	Explanation: 2 Units								

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

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

Asset #: 4519

Mechanical	Current Repair		Futur	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	80%			2047	* *	4	\$1,500	
Pipe/Pump	• • • •							
No Component	20%							
Terminal Devices	000/			2022	* *		010.0 00	
Air Handler/Cool/Ht	80%			2032	* *	1	\$12,200	
No Component	20%							
Heat Rejection	1000/			2022	* *	2	ф1 7 2 00	
Air Cooled Condenser	100%			2032	* *	2	\$17,200	
Unit Ventilation								
Ventilation Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$13,800	
Exhaust Fans	10070			LIFE		2-3	\$15,000	
Roof	70%			2032	* *	2	\$500	
Roof	30%			2032	* *	2	\$200	
Plumbing	2070			2032			Ψ200	
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	* *			
			xtent : Light, Area	Affected	: 100%			
	Location	: B, 1, 2.						
	Explanat	ion : 1 Uni	t					
Fire Suppression								
Sprinkler								
Generic	100%			2047	* *	1-2	\$6,900	

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

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

Print Date: 21-Sep-2017 QUEENS PUBLIC LIBRARY - FY 2018

Asset Name : LAURELTON BRANCH LIBRARY

Address : 134-26 225TH ST.

Borough : QUEENS Agency's Number : LA

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

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

Electrical Mechanical Site Pavements	\$3,400 \$400 \$75,900	\$1,800 \$1,800	\$4,100 \$4,400	\$7,000 \$7,000 \$20,700
Electrical Mechanical	\$3,400	*	*	
Electrical		*	*	
	\$20,000	\$400	\$400	\$15,000
menor Architecture	\$20,000	\$400	\$400	\$13,600
nterior Architecture	\$100	\$11,300		
Exterior Architecture	\$52,000			
EXPENSE Exterior Architecture	FY 2019 \$52,000	FY 2020	FY 2021	



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

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

Asset #: 13297

Architecture	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	2% Now Jnt Mortar Miss/Erod Location: Window.	_			5	\$3,200		
Ceramic Tile	10%		2047	* *	10	\$1,900		
Masonry: Brick	68% 4+	\$21,300	LIFE	* *	5	\$14,000		
	Jnt Mortar Miss/Erod Location : At Parap			ffected : 20%				
Masonry: Fieldstone	20% Now	\$18,000	LIFE	* *	5	\$3,100		
	Jnt Mortar Miss/Eroo Location : Through	_	rea Affect	ed : 20%				
Windows					_	*		
Aluminum	100% Now Caulking Deteriorate Location: Through		2035 ate, Area A	* * Affected : 100%	5	\$1,100		
	Other Observation, E Location : Through Explanation : Thern	out	Affected	: 100%				
Parapets	Explanation . There	нану тејјинен						
Masonry: Brick	80% Now Jnt Mortar Miss/Erod Location : Main Ro	_		* * red : 2%	5	\$2,400		
Masonry: Limestone	20%		LIFE	* *	5	\$700		
Roof								
Modified Bitumen	100% 4+ Blisters, Extent: Ligh Location: Through Debris Present, Exten Location: Main Ro	out nt : Light, Area Affe	ected : 5%	**				
nterior								
Floors								
Carpet	50%		2026	\$87,000	3	\$10,100		
Vinyl Tile	50%		2032	* *	3	\$2,500		
Interior Walls	100/		LIEE	ata ata	-	Φ2 100		
Glass: Single Pane	10%		LIFE	* *	5	\$2,100		
Gypsum Board	60%		LIFE	* *	5	\$10,200		
Plaster	30% Paint Peeling, Extent Location: By Roof		LIFE eted : 2%	* *	5	\$2,600		

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

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

Asset #: 13297

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	85%			2040	* *	5	\$14,300	
AcousTileSusp.Lay-In	5%	4+	\$100	2032	* *	5	\$300	
	Staining/I	Discoloring,	Extent : Light, Are	ea Affecto	ed : 2%			
	Location	ı : Commur	nity Meeting Room					
Exposed Concrete	10%			LIFE	* *	5	\$200	
•	Paint Pee	ling, Extent	: Light, Area Affed	cted : 2%				
	Location	ı : Basemen	et .					
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$400	2032	* *			
	Cracking/	Crumbling,	Extent : Light, Are	ea Affecte	ed : 1%			
	Location	ı : Concrete	Stair At Side Entr	ance				

Electrical		Current Repair Future Replacement			M	aintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2027	\$1,500	5		
	Other Obse	ervation, E	Extent : Light, Area	Affected	! : 100%			
	Location	: Electrica	ıl Room					
	Explanat	ion : One (600 Amperes Main	Disconn	ect Switch			
Switchgear / Switchboard								
Molded Case Bkrs	100%			2027	\$32,700	5	\$200	
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		
	Insulation .	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Basemen	t, First Floor					
Thermoplastic	30%			2037	* *	1		
Motor Controllers								
Locally Mounted	100%			2032	* *	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
	Other Obse	ervation, E	Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Basement							
	Explanat	ion : The C	Ground Wire To The	Water I	Main Including The	Jumper	Are Under Sized.	
Lighting								

Lighting

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

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

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

Asset #: 13297

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

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

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

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

Asset #: 13297

Mechanical	Current Repair	Future Replace	ment N	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estimate FY	d Cost Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning					
Terminal Devices					
Air Handler/Cool/Ht	100%	2027 \$9	95,600 1	\$5,600	
Heat Rejection					
Air Cooled Condenser	100%	2027 \$1	7,200 2	\$6,300	
Unit					
Ventilation					
Distribution					
Ductwork/Diffusers	100%	LIFE	** 2-5	\$5,000	
Exhaust Fans					
Interior	50%		15,200 2	\$100	
Roof	50%	2027	57,100 2	\$100	
Plumbing					
H/C Water Piping					
Galvanized Steel	100%	2032	** 1		
Water Heater					
Gas Fired	100%		35,200 2	\$100	
	Other Observation, Extent : Lig	ht, 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%				

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

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
Total	\$12,700	\$4,700	\$4,500	\$12,800
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	
Total	\$12,700	\$4,700	\$4,500	\$12,800



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

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

QUEENS PUBLIC LIBRARY - 039 LEFFERTS BRANCH LIBRARY

Asset #: 13298

Architecture		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior									
Exterior Walls	000/				* *	_	#14.500		
Masonry: Brick	90%			LIFE	* *	5	\$14,500		
Pre-Cast Concrete	5%			LIFE	* *	5	\$2,600		
Window Wall Windows	5%			2047	* *	5	\$3,000		
Aluminum	98%	0-2	\$6,500	2043	* *	5	\$800		
Alummum			50,500 d, Extent : Modera		Affected : 25%	3	\$000		
	Location	: Through	out						
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		
nterior									
Floors	5 00/			2020	#04.000	2	014500		
Carpet	70%			2028	\$94,000 * *	3	\$14,500		
Cast in Place Concrete	5%	2.4	#200	LIFE	* *	5	\$1,100		
Ceramic Tile	5%	2-4	\$200	2036		5	\$300		
		ssing Eiem : Women l	ents, Extent : Light Bathroom	t, Area Aj	пестеа : 2%				
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		
	_	_	Extent : Light, Are		ed : 2%				
	Location	: Water D	amage At Entrance						
Exposed Struc: Steel	10%			LIFE	* *				
ite Enclosure									
Fence/Gates									
Iron Picket	100%			2047	* *				
ite Pavements									
Public Sidewalk	1000:			2010					
Cast in Place Concrete	100%			2040	* *				
Parking/Driveway	1000/			2022	ماد ماد				
Cast in Place Concrete	100%			2032	* *				

Electrical	Curre	nt Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	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 Fail D Total (Yea	Pate Estimated Cost rs)	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	on, Extent : Light, Area	Affected	: 100%			
	Location: Base	ement					
	Explanation: 2	25 Main Circuit Break	er				
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	
	•	Fixtures, Extent : Light	t, Area A <u>f</u>	fected : 100%			
	Location : Thre	pughout					
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	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment							
Furnace	100%		2032	* *	1	\$3,400	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$3,900	

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

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

QUEENS PUBLIC LIBRARY - 039 LEFFERTS BRANCH LIBRARY

Asset #: 13298

Mechanical	Current Repa	ir Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Est Total (Years)	imated Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		
Conversion Equipment						
Ext Pkg Unit -	100%	2032	* *	2	\$400	
Heating/Cooling						
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, Exten	t : Light, Area Affected : 10	00%			
	Location : 2nd Floor Me	echanical Room				
	Explanation: 1-40 Gall	on				
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	

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

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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

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

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$104,700	\$30,400	\$18,600	\$9,600
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	
Total	\$104,700	\$30,400	\$18,600	\$9,600



Maintenance \$ are aggregated over a 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	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls					de de	_	0.40.600	
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	0.50/			2050	* *	-	Φ1 COO	
Aluminum	95%			2050	* *	5	\$1,600	
Glass Block	5%			LIFE		5	\$100	
Parapets	50/			2054	* *	_	¢500	
Metal Panel	5% 25%	4+	0000	2054 2045	* *	5 5	\$500	
Metal Rail		-	\$800 Extent : Moderate, A			3	\$4,200	
		ervanon, E : Main Ro		1 теи Ајје	ciea . 576			
			oj e Leaking Through I	Ditah Da	akata Of Pailina			
D C (C		non : Some	Leaking Inrough		**		Φ10 2 00	
Pre-Cast Concrete	65%	N T	¢400	LIFE	* *	5	\$19,200	
Pre-Cast Concrete		Now	\$400	LIFE		5	\$700	
			d, Extent : Moderat	e, Area A	Affectea : 50%			
		: Coping	1.E M 1	. 4	ACC . 1 500/			
			ed, Extent : Modera	te, Area	Affected: 50%			
Roof	Location	: Coping						
Modified Bitumen	Miss/Dam Location Water Pen Location Other Obs	: West Sid etration, E : Stair B,	xtent : Moderate, A Custodians Office Extent : Severe, Ared	rea Affe	cted : 10%			
	Explana	tion : Air P	ockets,Trapped Wa	ter And A	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	
	-	erable, Exte : Main Fl	ent : Severe, Area A oor	ffected :	100%			
Glass: Single Pane	2%			LIFE	* *	5	\$600	
Gypsum Board	90%			LIFE	* *	5-10	\$32,500	
Ceilings	2070							
AcousTileSusp.Lay-In	90%			2045	* *	5	\$26,000	
		etration. E	xtent : Moderate, A		cted : 10%	2	÷=0,000	
			an Office, Stair B A					
Gypsum Board	10%		, <u>-</u> -	LIFE	**	5-10	\$9,900	
Note: All component repairs \$ estin		. 1 11					Ψ2,200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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QUEENS PUBLIC LIBRARY - 039 LONG ISLAND CITY COMMUNITY LIBRARY

Asset #: 14111

Architecture	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated Co Total (Years)	st Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Site Pavements Public Sidewalk Cast in Place Concrete	100%	2041 **		

Electrical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts		•				
Service Equipment						
Fused Disc Sw	100%	2048	* *	5	\$100	
	Other Observation, Extent : Me	oderate, Area Affected : 1	100%			
	Location : Electrical Room					
	Explanation : Main Service S	witch Rated @ 1200 Am	peres			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2048	* *	5	\$500	
Raceway						
Conduit	100%	2048	* *	1		
Panelboards						
Fused Disc Sw	5%	2044	* *	5		
Molded Case Bkrs	95%	2044	* *	5	\$500	
Wiring						
Thermoplastic	100%	2048	* *	1		
Motor Controllers						
Locally Mounted	100%	2041	* *	5	\$100	
fround						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$600	
ighting						
Interior Lighting						
Fluorescent	60%	2033	* *	10	\$10,600	
	T-5 Lamps And Fixtures, Exten		ted : 100%			
	Location : Throughout The B	uilding				
Fluorescent	20%	2033	* *	10	\$3,500	
	Other Observation, Extent : Mo	oderate, Area Affected : .	100%			
	Location: Throughout The B	uilding				
	Explanation: Compact Fluor	escent Lamps				
Fluorescent	18%	2033	* *	10	\$3,200	
	T-8 Lamps And Fixtures, Exten		ted : 100%		, , , , ,	
	Location : Throughout The B					
Incandescent	2%	2033	* *	2		
Egress Lighting	270	2033				
Emergency, Battery	50%	2033	* *	10	\$2,300	
Exit, Service	50%	2033	* *	10	Ψ2,500	
Exterior Lighting	5070	2033				
HID	50%	2033	* *	10		
Incandescent	50%	2033	* *	2		
Alarm	3070	2033				

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.

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

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

QUEENS PUBLIC LIBRARY - 039 LONG ISLAND CITY COMMUNITY LIBRARY

Asset #: 14111

Electrical	Current Repair	Future Replacement	IV	laintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cos	Cycle (Yrs)	Estimated Cost	Priority
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 Ca	meras			
Fire/Smoke Detection					
No Component	30%				
Generic, Digital	70%	2033 *	* 1-3	\$8,300	

Mechanical	Curren	t Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2041	* *	1	\$9,600	
	Other Observation,	Extent: Light, Area	Affected	: 100%			
	Location: Basem	ent Boiler Room					
	Explanation: 2 U	nits					
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$1,400	
Terminal Devices							
Air Handler	90%		2033	* *	1	\$10,800	
Convector/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, E	xtent : Light, Area A	ffected :	100%			
	Location: Pentho	use					
Terminal Devices							
Air Handler/Cool/Ht	100%		2033	* *	1	\$12,000	
Heat Rejection							
Air Cooled Condenser	100%		2033	* *	2	\$13,500	
Unit						. ,	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$17,100	
Exhaust Fans							
Roof	100%		2033	* *	2	\$600	
Plumhing							

Plumbing

Maintenance \$ are aggregated over a 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

Mechanical	Current Re	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (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, Ex	tent : Light, Area A	ffected	: 100%			
	Location: 1-2						
	Explanation: 1 Unit						

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

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
Total	\$313,600	\$259,400
Importance Code A	\$44,200	
Importance Code B	\$269,400	\$259,400
Total	\$313,600	\$259,400

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



Maintenance \$ are aggregated over a 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

		Current F	Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls								
Copper/Terne	3%			2044	* *	10	\$800	
Masonry: Brick	60%			LIFE	* *	5	\$6,800	
Masonry: Brick	27%		\$9,400	LIFE	* *	5	\$3,100	
	Location Vertical C	i : North Fo racks, Exte	l, Extent : Moderat acade nt : Moderate, Arec ade, North Facade	a Affected				
Masonry: Marble	5%			LIFE	* *	5	\$400	
Metal Panel	5%			2044	* *	5-10	\$3,900	
Windows							4-,	
Aluminum	100%	Now	\$12,600	2032	* *	5	\$500	
	Location Unit Inope	: Through	ent : Moderate, Are	Area Affe				
Parapets	Bocuitor	. 1111011811	5000					
Copper/Terne	20%			2044	* *	5	\$1,100	
Masonry: Brick	75%			LIFE	* *	5	\$900	
Masonry: Limestone	5%	Now	\$600	LIFE	* *	5	\$100	
		: Coping	l, Extent : Moderat					
	_	Deteriorate 1 : Coping	d, Extent : Modera	te, Area	Affected : 50%			
Roof	_		d, Extent : Modera	te, Area	Affected : 50%			
Roof Modified Bitumen	_		d, Extent : Modera	2029	Affected : 50%	10	\$20,200	
Modified Bitumen erior	Location		d, Extent : Modera			10	\$20,200	
Modified Bitumen	Location 100%		d, Extent : Modera	2029	**	10		
Modified Bitumen erior Floors Carpet	Location 100% 47%		d, Extent : Modera	2029	* * \$65,500	3	\$10,100	
Modified Bitumen erior Floors	100% 47% 10%		d, Extent : Modera	2029	* * \$65,500 * *	3 5	\$10,100 \$2,400	
Modified Bitumen erior Floors Carpet Cast in Place Concrete Ceramic Tile	100% 47% 10% 3%		d, Extent : Modera	2029 2025 LIFE 2033	* * \$65,500	3	\$10,100 \$2,400 \$300	
Modified Bitumen erior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile	100% 47% 10%		d, Extent : Modera	2029 2025 LIFE	* * \$65,500 * *	3 5	\$10,100 \$2,400	
Modified Bitumen erior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	100% 100% 47% 10% 3% 40%	a : Coping	d, Extent : Modera	2029 2025 LIFE 2033 2029	** \$65,500 ** **	3 5 5 3	\$10,100 \$2,400 \$300 \$1,600	
Modified Bitumen erior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile	100% 47% 10% 3%	a : Coping	d, Extent : Modera	2029 2025 LIFE 2033 2029 LIFE	** \$65,500 ** **	3 5 5 3	\$10,100 \$2,400 \$300 \$1,600	
Modified Bitumen erior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls	100% 47% 10% 3% 40% 90% 1%	a : Coping	d, Extent : Modera	2029 2025 LIFE 2033 2029	** \$65,500 ** ** **	3 5 5 3	\$10,100 \$2,400 \$300 \$1,600 \$4,400 \$100	
Modified Bitumen Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board	100% 47% 10% 3% 40%	a : Coping	d, Extent : Modera	2029 2025 LIFE 2033 2029 LIFE	** \$65,500 ** ** **	3 5 5 3	\$10,100 \$2,400 \$300 \$1,600	
Modified Bitumen erior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane	100% 47% 10% 3% 40% 90% 1%	a : Coping	d, Extent : Modera	2029 2025 LIFE 2033 2029 LIFE LIFE	** \$65,500 ** ** ** **	3 5 5 3	\$10,100 \$2,400 \$300 \$1,600 \$4,400 \$100	
Modified Bitumen Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board	100% 47% 10% 3% 40% 90% 1% 7% 2%	a : Coping	d, Extent : Modera	2029 2025 LIFE 2033 2029 LIFE LIFE LIFE	** \$65,500 ** ** ** **	3 5 5 3	\$10,100 \$2,400 \$300 \$1,600 \$4,400 \$100	
Modified Bitumen rior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel	100% 47% 10% 3% 40% 90% 1% 7% 2%	a : Coping	d, Extent : Modera	2029 2025 LIFE 2033 2029 LIFE LIFE LIFE	** \$65,500 ** ** ** **	3 5 5 3	\$10,100 \$2,400 \$300 \$1,600 \$4,400 \$100	
Modified Bitumen rior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel Ceilings	100% 47% 10% 3% 40% 90% 1% 7% 2%	a: Coping		2029 2025 LIFE 2033 2029 LIFE LIFE LIFE LIFE 2044	** \$65,500 ** ** ** ** ** **	3 5 5 3 5 5 5	\$10,100 \$2,400 \$300 \$1,600 \$4,400 \$100 \$500	
Modified Bitumen rior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel Ceilings	100% 47% 10% 3% 40% 90% 1% 7% 2% Broken/M.	2-4 issing Elem	\$83,900	2029 2025 LIFE 2033 2029 LIFE LIFE LIFE LIFE 2044 erate, Arate, Arate	** \$65,500 ** ** ** ** ** **	3 5 5 3 5 5 5	\$10,100 \$2,400 \$300 \$1,600 \$4,400 \$100 \$500	
Modified Bitumen rior Floors Carpet Cast in Place Concrete Ceramic Tile Vinyl Tile Interior Walls Concrete Masonry Unit Glass: Single Pane Gypsum Board Metal Panel Ceilings	100% 47% 10% 3% 40% 90% 1% 7% 22% 95% Broken/M. Location Staining/L	2-4 issing Elem	\$83,900 ents, Extent : Mode Under Southwest I Extent : Moderate	2029 2025 LIFE 2033 2029 LIFE LIFE LIFE LIFE LIFE 2044 erate, Arc Drain	** \$65,500 ** ** ** ** ** ** ** ea Affected: 10%	3 5 5 3 5 5 5	\$10,100 \$2,400 \$300 \$1,600 \$4,400 \$100 \$500	

Maintenance \$ are aggregated over a 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 R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2024	\$1,500	5	\$200	
	Other Observation, Extent : Mode	rate, Area Affectea	l : 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		
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
ighting						
Interior Lighting						
Fluorescent	95%	2019	\$69,400	10	\$6,300	
	T-12 Lamps And Fixtures, Extent .	Moderate, Area A	ffected : 100%			
	Location : Throughout The Build	ding				
Fluorescent	5%	2024	\$3,700	10	\$300	
	Other Observation, Extent : Mode	rate, Area Affectea				
	Location : Hallways					
	Explanation: Compact Fluoresc	ent Light Fixtures				
Egress Lighting	-					
Emergency, Battery	50%	2029	* *	10	\$900	
Exit, Service	50%	2029	* *	1		
Exterior Lighting						
HID	100%	2019	\$27,500	10		
larm						
Security System						
Generic	100%	2019	\$22,100	1	\$2,700	
	Other Observation, Extent : Mode	rate, Area Affectea	l: 100%			
	Location : Throughout The Build	ding				
	Explanation : Intrusion Alarm C	Only, Motion Senso	rs			
Fire/Smoke Detection						
Generic	100% 2-4 \$75,		* *	1-3	\$4,000	
	Other Observation, Extent: Mode	rate, Area Affectea	l : 100%			
	Location : Throughout					
	Explanation: Manual Pull Statis	on And Bells - Obs	olete Equipmer	ıt		

Maintenance \$ are aggregated over a 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 F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2044	* *	1		
Conversion Equipment Steam Boiler	Location	ervation, E : Boiler Ro tion : 1 Uni		2022 Affected	\$44,200 : 100%	1	\$7,100	
Distribution	Елрини	non . 1 Oni	ı					
Central Plant Steam Piping/Pmp	100%			2024	\$115,600	4	\$500	
Terminal Devices								
Air Handler	90%			2024	\$86,500	1	\$4,000	
Convector/Radiator	10%			2029	* *	1	\$200	
Air Conditioning								
Energy Source Electricity	100%			2032	* *	1		
Conversion Equipment	10070			2032		1		
Reciprocating Compr/Chiller	70%	0-2	\$40,600	2034	* *	1	\$2,100	
	Location Obsolete E Location	: Boiler Ro Equipment, : Mechani gerant, Ext	Extent : Severe, Ar	ea Affect	ted : 70%			
Exterior Pkg Unit - Cooling	30%	<u> </u>		2029	* *	2	\$100	
Cooling	R-22 Refri Location	_	tent : Light, Area Ą	ffected :	30%			
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	700/			2024	¢17.000	2	#200	
Interior Roof	70% 30%			2024 2024	\$17,000 \$3,400	2 2	\$200 \$100	
Plumbing	3070			ZUZ4	\$3,400		\$100	
H/C Water Piping								
Brass/Copper	100%			2034	* *	1		
Water Heater Gas Fired	100%			2022	\$4,200	2	\$100	
	10070				Ψ1,200		Ψ100	

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

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

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QUEENS PUBLIC LIBRARY - 039 MASPETH BRANCH LIBRARY

Asset #: 13300

Mechanical	Current Repair	Future Re	eplacement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Est FY		Cycle Estimated Cost Yrs)	Priority
Plumbing					
Sanitary Piping					
Cast Iron	100%	LIFE	* *	1	
Storm Drain Piping					
Cast Iron	100%	LIFE	* *	1	
Fixtures					
Generic	100%				

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

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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

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	
Total	\$139,500	
Importance Code A	\$56,800	
Importance Code B	\$82,700	
Total	\$139,500	

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
Total	\$39,700	\$3,700	\$9,900	\$8,100
Importance Code A	\$28,100	\$1,200	\$400	\$400
Importance Code B	\$11,600	\$2,500	\$9,500	\$7,500
Importance Code C				\$200
Total	\$39,700	\$3,700	\$9,900	\$8,100



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

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

QUEENS PUBLIC LIBRARY - 039 MCGOLDRICK BRANCH LIBRARY

Asset #: 13299

Architecture	Current l	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	(00/		LIEE	* *	-	£4.500	
Concrete Masonry Unit	60% Other Observation, E	Extent : Light Arga	LIFE		5	\$4,500	
	Location : North A	_	Ајјестеи	. 100/0			
	Explanation: Ribbs						
Concrete Masonry Unit	30%		LIFE	* *	5	\$2,300	
Metal Panel	10%		2044	* *	5-10	\$8,300	
11100011 1 01101	Other Observation, E	Extent : Moderate, A		cted : 100%	0 10	\$0,200	
	Location : Exterior		33				
	Explanation : Stand	ling Seam Metal Fo	ascia				
Windows							
Aluminum	100%		2040	* *	5	\$1,700	
Roof							
Modified Bitumen	100% Now	\$25,700	2029	* *			
	Drains Inad/Misposn		e, Area Ą	ffected : 25%			
	Location: Through						
	Seams Open/Split, Ex		rea Affec	ted : 10%			
	Location : Over Off		4.00	1 100/			
	Water Penetration, E		rea Affec	cted: 10%			
T	Location : Through	out					
Interior Floors							
Carpet	27%		2025	\$40,600	3	\$6,300	
Carpet	Recent Installation, I	Extent : Light, Area		•	3	\$0,500	
	Location : First Flo	_	119900100	. 100/0			
Cast in Place Concrete	10%		LIFE	* *	5	\$2,500	
Cast III I face Concrete Ceramic Tile	3%		2037	* *	5	\$300	
Vinyl Tile	60%		2037	* *	3	\$2,600	
vinyi The	Recent Replace Evide	ent. Extent : Light.		ected : 100%	3	\$2,000	
	Location: Through	_	11.00.11990	. 10070			
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	
71	Recent Replace Evide	ent, Extent : Light, .	Area Affe	ected : 100%			
	Location : Through	out					
Ceilings							
AcousTileConcealSpLn	90%		2041	* *	5	\$13,100	
	Recent Replace Evide Location: Through		Area Affe	ected : 100%			
	Staining/Discoloring Location: Through		e, Area Aj	fected : 15%			
	Water Penetration, E		rea Affe	cted : 10%			
	Location : Through						
Fynosed Struct Steel			LIFE	* *			
Exposed Struc: Steel	10%		LIFE	* *			

Maintenance \$ are aggregated over a 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 F	Replacement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	ated Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2024	\$1,500	5	\$200	
	Other Observation, Extent : 1		d : 100%			
	Location : Electrical Room					
	Explanation: No Namepla	te Ratings Available				
Switchgear / Switchboard	1000/	2024	Ф 22 7 00	-	#200	
Molded Case Bkrs	100%	2024	\$32,700	5	\$200	
Raceway	000/	2024	¢25 400	1		
Conduit	80% 20%	2024	\$25,400	1		
Conduit	20%	2044		1		
Panelboards Molded Case Bkrs	900/	2022	¢12 100	_	£200	
	80%	2023	\$12,100 * *	5	\$200	
Molded Case Bkrs	20%	2040		5		
Wiring	80%	2024	\$22.500	1		
Thermoplastic Thermoplastic	20%	2024	\$22,500	1 1		
Motor Controllers	2070	2044		1		
Locally Mounted	100%	2029	* *	5	\$100	
	10070	2029		3	\$100	
round Grounding Devices						
Grounding Devices Generic	100%	LIFE	* *	5	\$100	
ighting	10070	LIIL			\$100	
Interior Lighting						
Fluorescent	98%	2029	* *	10	\$7,000	
Tracrescent	T-5 Lamps And Fixtures, Ext		ffected : 100%	10	Ψ1,000	
	Location : Throughout The	-	,,			
Fluorescent	2%	2029	* *	10	\$100	
Puolescent	Other Observation, Extent : 1		d · 100%	10	\$100	
	Location: Circulating Desi		u . 10070			
	Explanation : Compact Flu		c			
Egress Lighting	Explanation . Compact I to	orescent Eight I tature.	,			
Emergency, Battery	50%	2029	* *	10	\$900	
Exit, LED	50%	2052	* *	1	Ψ, σσ	
Exterior Lighting	- • • • •					
HID	100%	2029	* *	10		
larm				-		
Security System						
Generic	100%	2029	* *	1	\$2,900	
	Other Observation, Extent:	Moderate, Area Affecte	d: 100%			
	Location : Throughout The	Building				
	Explanation: Intrusion Ala					
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$4,800	
	Other Observation, Extent :	Moderate, Area Affecte	d: 100%			
	Location: Throughout The	Building				
	Explanation: Strobe Lights	s, Smoke Detector And	Manual Pull Sta	ation		

Maintenance \$ are aggregated over a 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	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating								
Energy Source								
Natural Gas	100%			2034	* *	1		
Conversion Equipment								
Hot Water Boiler	100%		\$56,800	2044	**	1	\$3,500	
			Extent: Moderate,	Area Af	tected : 100%			
D: - 7 - 2	Location	i : One Uni	t, Boiler Room					
Distribution	100%			2032	* *	4	\$600	
Hot Wtr Piping/Pump Terminal Devices	100%			2032		4	\$000	
Convector/Radiator	10%			2029	* *	1	\$300	
No Component	90%			2029		1	ψ300	
Tto Component		ervation, E	Extent : Light, Area	Affected	: 0%			
			t, Air Handler Roo					
	Explana	tion : Air E	landler Is Covered	Under A	C			
ir Conditioning	-							
Energy Source								
Electricity	100%			2040	* *	1		
Terminal Devices								
Air Handler/Cool/Ht	100%		\$82,700	2034	* *	1	\$4,300	
			Extent: Moderate,	Area Af	fected : 100%			
	Location	ı : Air Han	dler Room					
Heat Rejection	1000/			2020	* *	2	¢5 400	
Air Cooled Condenser Unit	100%			2029		2	\$5,400	
Omt	Other Ohs	ervation I	Extent : Light, Area	Affected	. 100%			
	Location		meni . Ligni, med	Пуссиси	. 100/0			
			Unit Using R-22 Re	frigeran	t			
entilation entile	2. q venter		0 111 0 511 6 11 22 110	<i>j.</i> 1801 a.r.	•			
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,300	
Exhaust Fans								
Roof	20%			2024	\$2,400	2	\$100	
No Component	80%							
lumbing								
H/C Water Piping				• • • •				
Brass/Copper	50%			2034	* *	1		
Galvanized Steel	50%			2037	* *	1		
Water Heater	1000/			2022	04.500	2	#100	
Gas Fired	100%			2022	\$4,500	2	\$100	
Sanitary Piping Cast Iron	1000/			LIEE	* *	1		
	100%			LIFE		1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures	10070			LILE		1		
Generic	100%							
ira Sunnrassion	100/0							

Fire Suppression

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

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

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QUEENS PUBLIC LIBRARY - 039 MCGOLDRICK BRANCH LIBRARY

Asset #: 13299

Mechanical	Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression Sprinkler							
No Component	90%						
Generic	10%		2034	* *	1-2	\$200	

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

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	
Total	\$238,300	\$164,000
Importance Code B	\$238,300	\$164,000
Total	\$238,300	\$164,000

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
Total	\$66,300	\$1,800	\$4,500	\$43,700
Importance Code A	\$7,700	\$400	\$400	\$22,700
Importance Code B	\$58,600	\$1,400	\$4,100	\$20,900
Importance Code C				
Total	\$66,300	\$1,800	\$4,500	\$43,700



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

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

QUEENS PUBLIC LIBRARY - 039 NORTH FOREST PARK BRANCH LIBRARY

Asset #: 13301

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	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 Af	fected : 5%			
	Location	: Window	Sills					
	Jnt Morta	r Miss/Eroc	d, Extent : Moderat	e, Area A	ffected : 50%			
	Location	: Window	Sills					
Window Wall	5%			2044	* *	5	\$2,800	
Windows								
Aluminum	100%			2032	* *	5	\$900	
Roof								
Modified Bitumen	100%			2032	* *	10	\$21,900	
	Recent Re	place Evide	ent, Extent : Light,	Area Affe	ected : 100%			
	Location	: Through	out					
Interior								
Floors								
Cast in Place Concrete	13%			LIFE	* *	5	\$3,300	
Ceramic Tile	2%			2033	* *	5	\$200	
Vinyl Tile	85%			2024	\$85,100	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	Futur	e Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Con Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2024	\$1,500	5	\$200	
	Other Observation, Extent : Moderat	e, Area Affe	cted : 100%			
	Location: Electrical Room					
	Explanation : No Nameplate Rating	gs Available				
Switchgear / Switchboard						
Molded Case Bkrs	100%	2024	\$32,700	5	\$200	
Raceway						
Conduit	100%	2024	\$31,800	1		
Panelboards						
Molded Case Bkrs	100%	2023	\$15,100	5	\$200	
Wiring						
Thermoplastic	100%	2024	\$28,100	1		
Motor Controllers			•			
Locally Mounted	100%	2022	\$15,300	5	\$100	

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

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

QUEENS PUBLIC LIBRARY - 039 NORTH FOREST PARK BRANCH LIBRARY

Asset #: 13301

Electrical	Current Repair	Future	Future Replacement Maintenance		aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
Lighting						
Interior Lighting						
Fluorescent	98%	2024	\$77,200	10	\$7,000	
	T-12 Lamps And Fixtures, Extent Location : Throughout The Bui		a Affected : 100%			
Fluorescent	2%	2024	\$1,600	10	\$100	
	Other Observation, Extent : Mod Location : Bookcase Area Explanation : Compact Fluores	••	eted : 100%		·	
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	
	Other Observation, Extent: Mod Location: Throughout The Bui Explanation: Intrusion Alarm	lding	eted : 100%			
Fire/Smoke Detection		~/				
Generic	100%	2029	* *	1-3	\$4,800	
Seneric	Other Observation, Extent : Mod Location : Throughout The Bui Explanation : Strobe Lights, Mo	lerate, Area Affed lding			\$ 1,500	

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

Air Conditioning

Maintenance \$ are aggregated over a 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

Mechanical	Curren	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Dat Total (Years	te 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, I	Extent : Light, Area A	ffected :	100%			
	Location : Mecha	nical Room					
Heat Rejection							
Dry Cooler	100% 0-2	\$40,100	2034	* *	2	\$4,300	
		Extent: Moderate, A	Area Affe	cted : 75%			
	Location: Roof						
	Explanation: Co.	rroded And Inefficien	t 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%						

^{**} 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

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

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



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

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

Asset #: 13302

Architecture	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estim	ated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior						
Exterior Walls Glazed Ceramic Panel	95% Now \$47 Jnt Mortar Miss/Erod, Extent: M Location: Throughout	7,200 LIFE Aoderate, Area Affected	* * ! : 50%	5	\$66,800	
Metal Panel	5%	2044	* *	5-10	\$5,200	
Windows Aluminum		2,700 2040 : Moderate, Area Affec		5	\$700	
Roof	Location : West Facade					
Metal Panel Single Ply Membrane	Gut/DS Non Func/Miss, Extent: Location: Throughout Water Penetration, Extent: Mode Location: First Floor Other Observation, Extent: Ligh Location: Main Roof Explanation: Aluminum Dome	erate, Area Affected : 1 t, Area Affected : 100% With Smaller Clearsto 5,500 2034 rate, Area Affected : 10 de re, Area Affected : 20% r Exhaust Vents	0% fy Lantern E ** 0%	Oome		
nterior						
Floors Carpet	Punct/Tear/Impact Damage, Exter Location: Office Area Worn/Eroded, Extent: Light, Are Location: Throughout Wrinkling, Extent: Moderate, Ar	a Affected : 100%	\$86,900 ffected : 25%	3	\$10,100	
	Location: Throughout	LIDD	* *		фосо	
Cast in Place Concrete Ceramic Tile Vinyl Tile	5% 5% 5%	LIFE 2033 2029	* *	5 5 3	\$900 \$400 \$100	
Interior Walls						
Ceramic Tile Concrete Masonry Unit	5% 95%	2033 LIFE	* *	5 5	\$600 \$4,200	

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

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

Asset #: 13302

Architecture	Cı	urrent R	epair	Futur	e Replacement	M	aintenance		
System Component Type		il Date Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileSusp.Lay-In	5% N	low	\$6,600	2044	* *	5	\$400		
	O	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	* *				
Gypsum Board	5%			LIFE	* *	5	\$900		
No Component	60%								
-	Other Observa	ation, Ex	tent : Light, Area	Affected	: 0%				
	Location : S _I	pace Un	der The Dome						
	Explanation	: This A	rea Is Covered Wi	th Canva	ıs Fabric				

Electrical	Curren	t Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2024	\$1,500	5		
		Extent: Moderate, A	Area Affe	cted : 100%			
	Location : Electri	cal Room					
	Explanation : 2- I	Main Service Switche	s Rated	@ 200 Amperes Ea	ıch		
Transformers							
Dry Type	100%		2022	\$16,000	5		
		Extent: Moderate, A	Area Affe	cted : 100%			
	Location : Electri	cal 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.

Asset #: 13302

Electrical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting							
Interior Lighting				*		*	
Fluorescent	85%		2024	\$45,500	10	\$4,100	
		ixtures, Extent : Mode Ighout The Building	erate, Ar	ea Affected : 100%	•		
Fluorescent	5%		2024	\$2,700	10	\$200	
	Other Observation	ı, Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Comp	outer Desk Area					
	Explanation : Co	ompact Fluorescent Li	ght Fixti	ures			
Fluorescent	10%		2024	\$5,400	10	\$500	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
		ighout The Building					
Egress Lighting							
Emergency, Battery	50%		2024	\$3,600	10	\$600	
Exit, Service	50%		2024	\$400	1		
Exterior Lighting							
HID	100%		2024	\$20,200	10		
Alarm							
Security System							
Generic	100%		2019	\$16,200	1	\$2,000	
		n, Extent : Moderate, A ughout The Building	Area Affe	ected : 100%			
	Explanation : Intrusion Alarm Only, Motion Sensors						
Fire/Smoke Detection							
Generic	100%		2019	\$55,400	1-3	\$3,400	
	Other Observation	ı, Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Thro	ighout The Building					
	Explanation : Sr.	noke Detectors, Bells I	And Man	ual Pull Station			

lechanical	Current Repair	Future Re	placement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
eating						
Energy Source						
Natural Gas	100%	2034	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2029	* *	1	\$2,600	
	Other Observation, Extent: Ligh	nt, Area Affected : 100	0%			
	Location : Basement Boiler Ro	oom				
	Explanation: 1 Unit					
Distribution						
Hot Wtr Piping/Pump	100%	2032	* *	4	\$400	
Terminal Devices						
Air Handler	80%	2024	\$56,400	1	\$2,600	
Convector/Radiator	20%	2029	* *	1	\$300	

Air Conditioning

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

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

Mechanical	Current Repair	Future	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estima Total (Years)	ted Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning						
Energy Source Electricity	100%	2032	* *	1		
Conversion Equipment	10070	2032		1		
Int Pkg Unit - Heating/Cooling	70%	2022	\$74,600	2	\$200	
	R-22 Refrigerant, Extent : Lig Location : Mechanical Roon	==	70%			
Reciprocating Compr/Chiller	30%	2024	\$12,800	1	\$700	
	R-22 Refrigerant, Extent : Lig Location : Court Yard	ht, Area Affected : 3	30%			
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%	2024	\$6,200	2	\$1,100	
Ventilation	7070					
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	1000/	2024	ate ate			
Brass/Copper	100%	2034	* *	1		
Water Heater Gas Fired	100%	2023	\$3,100	2	\$100	
Gas Filed	Other Observation, Extent : L			2	\$100	
	Location : Mechanical Room		100/0			
	Explanation: 40 Gallons					
Sanitary Piping	1					_
Cast Iron	100%	LIFE	* *	1		
Storm Drain Piping						_
Cast Iron	100%	LIFE	* *	1		
Fixtures						
Generic	100%					

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

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

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

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
Total	\$157,500	\$420,700
Importance Code A	\$96,600	
Importance Code B	\$60,900	\$420,700
Total	\$157,500	\$420,700

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
Total	\$78,000	\$2,700	\$3,600	\$4,800
Importance Code A	\$51,400	\$400	\$400	\$2,400
Importance Code B	\$26,600	\$2,400	\$3,200	\$2,500
Importance Code C				
Total	\$78,000	\$2,700	\$3,600	\$4,800



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

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

QUEENS PUBLIC LIBRARY - 039 OZONE PARK BRANCH LIBRARY

Asset #: 13303

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%			LIFE	* *	5	\$16,000	
Metal/Glass Curt Wall	10%	Now	\$28,600	LIFE	* *	5	\$3,300	
	Broken/Mi	issing Elem	ents, Extent : Mode	erate, Ar	ea Affected : 20%			
	Location	: Front Fa	ıcade					
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	
Ceilings								
AcousTileSusp.Lay-In	90%			2024	\$84,500	5	\$10,300	
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$700	

Electrical	Current R	epair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2019	\$1,500	5	\$200	
	Other Observation, Ex	tent : Moderate, A	rea Affe	cted : 100%			
	Location : Electrical	Room					
	Explanation: One 40	00 Amperes Main I	Disconn	ect Switch			
Switchgear / Switchboard Molded Case Bkrs	100%		2029	* *	5	\$200	
Raceway							
Conduit	100%		2029	* *	1		
Panelboards Molded Case Bkrs	100%		2027	\$15,100	5	\$200	
Wiring							
Thermoplastic	100%		2029	* *	1		
Motor Controllers							
Locally Mounted	100%		2024	\$15,300	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
Lighting							

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

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

QUEENS PUBLIC LIBRARY - 039 OZONE PARK BRANCH LIBRARY

Asset #: 13303

Electrical	Current Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	80%	2019	\$60,900	10	\$5,500	
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T-12 Lamp	os .				
Fluorescent	5%	2024	\$3,800	10	\$300	
	Other Observation, Extent : Mod	lerate, Area Affe	cted : 100%			
	Location: Throughout					
	Explanation: Using T-12 Lamp	os .				
HID	5%	2019	\$2,600	10		
Incandescent	10%	2019	\$7,600	2		
Egress Lighting						
Emergency, Battery	50%	2024	\$5,100	10	\$900	
Exit, Battery	50%	2024	\$1,800	10	\$300	

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

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

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

QUEENS PUBLIC LIBRARY - 039 OZONE PARK BRANCH LIBRARY

Mechanical	Current Repa	nir Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated 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%					

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

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	
Total	\$36,600	
Importance Code A	\$36,600	
Total	\$36,600	

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
Total	\$5,200	\$12,200	\$5,400	\$19,300
Importance Code A	\$1,400	\$600	\$600	\$4,000
Importance Code B	\$3,800	\$11,600	\$4,800	\$15,100
Importance Code C				\$200
Total	\$5,200	\$12,200	\$5,400	\$19,300



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

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

QUEENS PUBLIC LIBRARY - 039 PENINSULA BRANCH LIBRARY

Asset #: 13304

Architecture		Current Re	epair	Futur	e 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	
nterior								
Floors								
Carpet	95%			2029	* *	3	\$27,800	
Ceramic Tile	5%			2042	* *	5	\$1,000	
Interior Walls								
Ceramic Tile	5%			2042	* *	5	\$400	
Gypsum Board	95%			LIFE	* *	5	\$5,000	
Ceilings								
AcousTileConcealSpLn	100%			2047	* *	5	\$24,400	

Electrical	Current Rep	air Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Es Total (Years)	timated Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2057	* *	5	\$100	
	Other Observation, Exter	nt : Moderate, Area Affected	: 100%			
	Location : Electrical Fi	irst Floor				
	Explanation: One 800	Amperes Main Disconnect S	witch			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2057	* *	5	\$300	
Raceway						
Conduit	100%	2057	* *	1		
Panelboards						
Fused Disc Sw	5%	2052	* *	5		
Molded Case Bkrs	95%	2052	* *	5	\$300	
Wiring						
Thermoplastic	100%	2057	* *	1		
Motor Controllers						
Locally Mounted	100%	2047	* *	5	\$100	
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$200	

Lighting

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

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

QUEENS PUBLIC LIBRARY - 039 PENINSULA BRANCH LIBRARY

Asset #: 13304

Electrical	Current Repai	r Future Rep	olacement	M	aintenance	
System Component Type	% of Fail Date Estin Total (Years)	mated Cost Year Esti FY	mated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	95%	2037	* *	10	\$11,400	
	Other Observation, Extent Location : Throughout TI Explanation : T-8 Lamps	=	100%			
Fluorescent	5%	2037	* *	10	\$600	
	Compact Fluorescent Light Location : Throughout H	t, Extent : Moderate, Area A te Building	ffected : 100	%		
Egress Lighting						
Emergency, Battery	50%	2037	* *	10	\$1,600	
Exit, Service	50%	2037	* *	1		
Exterior Lighting						
HID	100%	2037	* *	10		
Alarm						
Security System						
No Component	80%					
Generic	20%	2037	* *	1	\$1,000	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2037	* *	1-3	\$1,700	

Mechanical	Curre	ent Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail D Total (Year	ate Estimated Cost rs)	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 -	100%		2032	* *	2	\$800	
Heating/Cooling							
	Recent Installation	on, Extent : Light, Area	Affected	: 100%			
	Location : Refri	gerant 410a On The Ro	oof				
Terminal Devices							
Air Handler/Cool/Ht	100%		2037	* *	1	\$8,100	
Heat Rejection							
Dry Cooler	100%		2037	* *	2	\$9,100	

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

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

QUEENS PUBLIC LIBRARY - 039 PENINSULA BRANCH LIBRARY

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

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

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
Total	\$37,400	\$370,000
Importance Code A	\$37,400	
Importance Code B		\$370,000
Total	\$37,400	\$370,000

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
Total	\$31,200	\$8,300	\$7,900	\$18,300
Importance Code A	\$7,000	\$1,600	\$800	\$800
Importance Code B	\$24,200	\$6,700	\$7,100	\$16,900
Importance Code C				\$600
Total	\$31,200	\$8,300	\$7,900	\$18,300



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

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

QUEENS PUBLIC LIBRARY - 039 POPPENHUSEN BRANCH LIBRARY

Asset #: 13305

Architecture		Current Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date Estimated (Years)	d 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	
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	
nterior							
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	
		servation, Extent : Mod	lerate, Area Affe	ected : 100%			
		a : Basement					
	Explana	tion : 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	N	laintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	Year Estimated Cos FY	t Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts					
Service Equipment					
Fused Disc Sw	100%	2044 *	* 5		
	Other Observation, Extent : Moderat	e, Area Affected : 100%			
	Location: Electrical Room				
	Explanation: Main Service Switch	Rated @ 600 Amperes			
Switchgear / Switchboard					
Molded Case Bkrs	100%	2044 *	* 5	\$200	
Raceway					
Conduit	100%	2044 *	* 1		

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

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

QUEENS PUBLIC LIBRARY - 039 POPPENHUSEN BRANCH LIBRARY

Asset #: 13305

Electrical	Current Repair	Future Repla	cement	M	aintenance	
System Component Type	% of Fail Date Estim Total (Years)	nated Cost Year Estima FY	nted Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Panelboards						
Fused Disc Sw	5%	2040	* *	5		
Molded Case Bkrs	95%	2040	* *	5	\$200	
Wiring			de de			
Thermoplastic	100%	2044	* *	1		
Motor Controllers	1000/	2027	* *	-	#100	
Locally Mounted	100%	2037	* *	5	\$100	
Ground						
Grounding Devices	1000/	LIEE	* *	5	¢100	
Generic	100%	LIFE	• •	5	\$100	
Lighting Interior Lighting						
Fluorescent	50%	2029	* *	10	\$3,600	
ruorescent		tent : Moderate, Area Affecte	d · 100%	10	\$5,000	
	Location : Basement	em : moderate, med mjeete	u . 100/0			
Fluorescent	50%	2029	* *	10	\$3,600	
Fluorescent		Moderate, Area Affected : 10		10	\$3,000	
	Location: 1st Floor	Moderdie, Area Affected . To	70 / 0			
	Explanation : Compact Flu	uorescent 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 : 10	00%			
	Location: Outside					
	Explanation: Compact Flo	ourescent Lighting				
Alarm						
Security System						
Generic	100%	2029	* *	1	\$2,900	
		Moderate, Area Affected: 10	00%			
	Location: Throughout The	_				
71. (2. 1	Explanation: Intrusion Al	arm System, Motion Sensors				
Fire/Smoke Detection	1000/	2020	ماء عله	1.0	4.6 22	
Generic	100%	2029	**	1-3	\$4,800	
		Moderate, Area Affected : 10	JU%			
	Location: Throughout The	-	4 1	- L - D -	-4	
	Explanation : Strobe Light	ts, Manual Pull Station, Horr	is And Smo)ке Detec	ctors	

Mechanical	Currer	t Repair	Futu	re Replacement	М	aintenance	
System Component Type	% of Fail Da Total (Years	te Estimated Cost)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2044	* *	1		

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

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

QUEENS PUBLIC LIBRARY - 039 POPPENHUSEN BRANCH LIBRARY

Asset #: 13305

Mechanical	Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment	4000/			at at		A 00	
Steam Boiler	100%		2037	**	1	\$7,700	
	Other Observation, E	_	Affected	: 100%			
	Location : Basemen						
Distribution	Explanation: 1 Un	ıt					
Central Plant Steam	100%		2034	* *	4	\$400	
Piping/Pmp	10070		2034		4	\$400	
Terminal Devices							
Air Handler	40%		2029	* *	1	\$1,900	
Convector/Radiator	60%		2029	* *	1	\$1,500	
Air Conditioning	0070		2027		1	Ψ1,500	
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment	10070		20.0		-		
Split Unit	100%		2024	\$172,400			
Spin Sin	R-22 Refrigerant, Ex	tent : Light, Area A					
	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, I	-	Affected	: 10%			
	Location : Boiler R						
	Explanation : For I	Boiler Only					

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

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

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QUEENS PUBLIC LIBRARY - 039 POPPENHUSEN BRANCH LIBRARY

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

^{**} 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

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

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

Areas Surveyed : Basement, Roof, Floors 1,3

Block : 9798 Lot : 6 BIN : 4209635

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
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
Total	\$8,946,900	\$3,333,700
Importance Code A	\$1,191,100	\$714,500
Importance Code B	\$7,622,400	\$2,529,600
Importance Code C	\$133,400	\$89,700
Total	\$8,946,900	\$3,333,700

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$517,900	\$128,100	\$190,100	\$258,700
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			
Total	\$517,900	\$128,100	\$190,100	\$258,700



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

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

rchitecture		Current F	Repair	Futur	re Replacement	М	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
terior								
Exterior Walls								
Masonry: Brick		Now	\$179,400	LIFE	* *	5	\$29,400	
			xtent : Moderate, A	Area Affe	cted : 10%			
		: Penthous						
	_		Extent : Moderate,	Area Aff	fected : 5%			
		: Penthous		1.00	1 100/			
			xtent : Moderate, A					
		: Secona F	Floor Admin. Area					
Granite Panels	5%			LIFE	* *	5	\$3,700	
Panel/Paver: Limestone	50%	2-4	\$270,800	LIFE	* *	5	\$36,700	
			l, Extent : Light, Ai	rea Affec	ted : 10%			
	Location	: Front En	trance					
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	
	_		d, Extent : Modera	te, Area	Affected : 5%			
		: Through						
			xtent : Moderate, A	rea Affe	cted : 5%			
	Location	: Through	out					
Aluminum	75%			2035	* *	5	\$21,000	
Parapets								
Masonry: Brick	30%	Now	\$39,700	LIFE	* *	5	\$6,800	
	Misaligned	l/Bulging,	Extent : Moderate,	Area Afj	fected : 25%			
	Location	: Through	out					
	Worn/Erod	led, Extent	: Moderate, Area A	Affected :	15%			
	Location	: Through	out					
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	

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

Architecture	Current Repa	ir Fu	ure Replacement	М	aintenance	
System Component Type	% of Fail Date Est Total (Years)	timated Cost Yea FY		Cycle (Yrs)	Estimated Cost	Priority
Exterior						
Roof						
Built-Up (BUR)	25% Now Miss/Damaged Flashings Location: Over ITS Ar Water Penetration, Extent	rea, 1980 Addition t : Moderate, Area A <u>j</u>	Area Affected : 10% fected : 10%			
	Location : Over I T S Ar Addition	ea, Blue Conference	Room, Second Floor	Corrido	rs Of 1980	
Modified Bitumen Modified Bitumen	40% 30% Now Blisters, Extent : Moderat	202 \$434,700 203 te, Area Affected : 15	7 **	10	\$98,200	1
	Location : Throughout Miss/Damaged Flashings Location : Throughout					
	Water Penetration, Extent Location : Throughout	t : Severe, Area Affec	ted : 20%			
Skylight, Metal/Glass	5% Now Deformed/Dented, Extent Location: Throughout	\$91,900 204 : Light, Area Affecte				
nterior						
Floors Carpet	35% Now Punct/Tear/Impact Dama, Location: Throughout Worn/Eroded, Extent: Mo	_	e, Area Affected : 109	3	\$178,900	
	Location: Throughout					
Cast in Place Concrete	10%	LIF.		5	\$74,600	
Ceramic Tile	5% 0-2 Cracking/Crumbling, Extended to Location: Throughout	\$133,800 203 ent : Light, Area Affe	U	5	\$8,500	
Sheet Vinyl/Rubber	15%	203	2 **	5	\$76,700	
Terrazzo	25%	LIF	E **	5	\$66,600	
	Recent Installation, Exten	t : Light, Area Affect	ed : 100%			
	Location: Throughout					

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

Asset #: 1867

Architecture		Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls								
Ceramic Tile		Now	\$133,400	2030	**	5	\$4,800	
	_	_	Extent : Moderate	, Area Aj	fected: 75%			
		n : Through	оит				A- (0.0	
Concrete Masonry Unit	10%		Ø14.500	LIFE	* *	5	\$7,600	
Glass: Single Pane		Now	\$14,500	LIFE		5	\$7,200	
	_	Crumbung, n : Through	Extent : Light, Are	га Ађесњ	ea : 20%			
C			Oui	LIEE	* *		¢17.200	
Gypsum Board	15%			LIFE	* *	5	\$17,200	
Gypsum Board	20% 10%			LIFE LIFE	* *	5 5	\$22,900 \$11,400	
Gypsum Board Plaster		Now	\$19,400	LIFE	* *	5	\$11,400	
Flastel			\$19,400 Extent : Moderate			3	\$14,300	
	_	n : Stairwel		, 1116411	jecieu . 570			
SGFT/Glazed Masonry	5%	<u> </u>		LIFE	* *			
Wood	5%			LIFE	* *	5	\$38,200	
Ceilings							•	
AcousTileConcealSpLn	15%		\$419,100	2047	* *	5	\$32,000	
	_	_	, Extent : Moderate	e, Area Aj	ffected : 25%			
			And C2 Floors					
			: Moderate, Area A	Affected :	25%			
			And C2 Floors					
AcousTileSusp.Lay-In	20%		\$55,900	2040	**	5	\$34,100	
			Extent : Moderate					
		-	Room, Security Off					
			xtent : Moderate, A			. C . 4		
			Room, Its And Corr					
Exposed Concrete	5%			LIFE	* *	5	\$2,700	
Exposed Struc: Steel	5%		40 < 700	LIFE	* *	_	001.000	
Metal Panel	5%		\$86,500	LIFE	**	5	\$21,300	
	-		xtent : Moderate, A	rea Affec	rtea : 40%			
-		n : Through	оит					
Plaster	10%			LIFE	* *	5	\$21,300	
Plaster	15%			LIFE	* *	5	\$32,000	
Under Construction	25%)						

Electrical	Cı	urrent Repair	Futur	e Replacement	M	aintenance	
System Component Type		il Date Estimated Cost Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2053	* *	5	\$1,000	
Switchgear / Switchboard							
Molded Case Bkrs	80%		2053	* *	5	\$5,100	
Molded Case Bkrs	20%		2027	\$39,600	5	\$1,300	

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

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

Asset #: 1867

Electrical		Current F	Repair	Futur	e 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			
		-	ent : Moderate, Are	a Affecte	d: 100%				
	Location	: Basemen	t t						
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	10%			2044	* *				
Drive									
Ground									
Grounding Devices	500/			LIEE	* *	_	¢1 000		
Generic	50%			LIFE	* *	5 5	\$1,800		
Generic	50%			LIFE		3	\$1,800		
Stand-by Power Transfer Switches									
Automatic	100%			2047	* *	1	\$73,800		
Generators	10070			2047		1	\$75,000		
Diesel	100%			2042	* *	1	\$92,800		
Breser		ervation, E	Extent : Moderate, A		cted : 100%	•	Ψ,2,000		
			or Room Basement	33					
	Explanat	ion : One	1250 Kw						
Batteries									
Lead/Acid	100%			2022	\$1,500	5	\$8,900		
Fuel Storage									
Day Tank	50%			2052	* *	5	\$22,200		
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%				
	Location	: Generate	or Room Basement						
	Explanat	ion : One 2	275 Gallons						
Main Tank	50%			2067	* *	5	\$3,500		
	Other Obs	ervation, E	Extent : Moderate, A	Area Affe	cted : 100%				
	Location	: Basemen	nt .						
	Explanat	ion : One (6000 Gallons						

Lighting

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

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

Asset #: 1867

Electrical	Current Repair	Futu	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Interior Lighting						
Fluorescent	30%	2027	\$729,500	10	\$66,000	
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location : Throughout The Building					
	Explanation: T-12 Lamps					
Fluorescent	15%	2035	* *	10	\$33,000	
	Other Observation, Extent: Moderate, A	Area Affe	ected : 100%			
	Location: Throughout					
	Explanation: T-5 Lamps					
Fluorescent	40%	2037	* *	10	\$88,000	
	Other Observation, Extent : Moderate, A	Area Affe	ected : 100%			
	Location: Throughout					
	Explanation: T-8 Lamps					
Fluorescent	15%	2035	* *	10	\$33,000	
	Compact Fluorescent Light, Extent: Mo	oderate, 1	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	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
Interruptible Gas/Dual	100%		2037	* *	1		
Fuel							

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

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

Asset #: 1867

Mechanical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ed Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating Conversion Equipment Furnace	5% Other Observation, Extent : Li Location : Roof Explanation : 1 Roof Mounte		* *	1	\$5,900	
Hot Water Boiler	95% Other Observation, Extent: Lig Location: Penthouse Explanation: 2 Units	2040	**	1	\$112,600	
Distribution	•					
Hot Wtr Piping/Pump No Component	95% 5%	2035	* *	4	\$16,800	
Terminal Devices						
Air Handler	70%	2022	\$2,239,100	1	\$103,800	
Convector/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 Chiller/Steam/HW	90%	2036	* *	1	\$233,500	
Chinel/Steam/11w	R-134a Refrigerant, Extent: La Location: Penthouse Other Observation, Extent: Lig Location: Penthouse Explanation: 2 Units					
Ext Pkg Unit -	10%	2027	\$284,800	2	\$1,500	
Heating/Cooling	R-22 Refrigerant, Extent : Ligh Location : Roof		,		Ψ1,300	
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%	2022	\$ - , - >0,100	-	\$155,100	
Heat Rejection	10.0					
Dry Cooler	10%	2027	\$123,700	2	\$16,700	
Water Cooling Tower	90%	2027	\$776,900	2	\$217,200	
Ventilation	7 0 / 0	2021	\$ / /0,900		\$417,400	
Distribution						
Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$133,700	
Ductwork Diffusers	10070	LILE		2-3	Ψ133,700	

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

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

Asset #: 1867

Mechanical	Current R	epair	Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation							
Exhaust Fans							
Interior	90%		2022	\$728,400	2	\$6,600	
Roof	10%		2027	\$37,800	2	\$700	
Plumbing							
H/C Water Piping	1000/		2025	ماد ماد			
Brass/Copper	100%		2037	* *	1		
HW Heat Exchanger	1000/ 37	Φπ.200	2025	ماد ماد		#22.5 00	
Steam Fired	100% Now	\$7,200	2037	* *	4	\$23,700	
	Leak Evident, Extent:		ffected :	5%			
	Location : At The Va	ive, Penthouse					
Sanitary Piping	1000/		LIPE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping	1000/		LIDE	* *	1		
Cast Iron	100%		LIFE	* *	1		
Sump Pump(s)	1000/		2022	024.700	4	Φ7.100	
Non-Submersible	100%		2022	\$34,700	4	\$5,100	
Sewage Ejector(s)	1000/		2022	Φ <i>CT</i> , 500	4	#0.500	
Electric	100%		2022	\$65,500	4	\$9,500	
Fixtures	1000/						
Generic	100%						
Vertical Transport							
Elevators Geared Traction	50%		LIFE	* *			
Geared Traction	Other Observation, Ex	tant : Light Arag					
	Location: C1, C, C2		Ајјестеи	. 5070			
	Explanation: Two U						
Hydraulia	50%		LIFE	* *			
Hydraulic	0ther Observation, Ex	tant : Light Arag					
	Location: C1, 2 And	_	Ајјестеи	. 5070			
	Explanation: 2 Unit.						
Fire Suppression	Елрининоп . 2 Опп.	3					
Standpipe Generic	100%		2047	* *	1-5	\$120,900	
Sprinkler	10070		2017		1 3	ψ120,700	
Generic	100%		2037	* *	1-2	\$67,200	
Fire Pump	10070		2031		1 4	Ψ01,200	
Generic	100%		2030	* *	1	\$44,800	
Chemical System	10070		2030		1	ψ11,000	
Generic	100%		2025	\$1,900	1-3	\$4,000	
Generic	10070		2023	\$1,700	1-3	ψ+,000	

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

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

Print Date: 21-Sep-2017 QUEENS PUBLIC LIBRARY - FY 2018

Asset Name : QUEENS VILLAGE BRANCH LIBRARY

Address : 94-11 217TH ST.

 $Borough \hspace{1cm} : \hspace{1cm} QUEENS \hspace{1cm} Agency's \hspace{1cm} Number \hspace{1cm} : \hspace{1cm} Q \\$

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

Date of Survey : 14-Apr-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 10621 Lot : 12 BIN : 4226761

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

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
Total	\$74,100	\$4,600	\$5,700	\$25,800
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	
Total	\$74,100	\$4,600	\$5,700	\$25,800



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

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

Asset #: 13306

chitecture		Current	Repair	Futur	e Replacement	IVI	aintenance	
stem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
erior								
Exterior Walls	70/	N T	¢1 000	LIEE	* *	-	£4.200	
Cast in Place Concrete		Now	\$1,000	LIFE		5	\$4,300	
	_	_	, Extent : Moderate					
		: Basemei	nt Door At Steps To		-			
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	
	Ctrwt/Bali	ıc Not Fun	ct, Extent : Light, A	rea Affe	cted : 10%			
	Location	: Through	out					
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	
Modified Bitumen		Now aged Flash	\$22,400 nings, Extent : Mode	2027 erate, Ar	\$112,100 ea Affected : 10%			
	Miss/Dam Location Water Pen	aged Flash : At South etration, E	nings, Extent : Mode Parapet Extent : Moderate, A	erate, Ar rea Affeo	ea Affected : 10%			
erior	Miss/Dam Location Water Pen	aged Flash : At South etration, E	nings, Extent : Mode Parapet	erate, Ar rea Affeo	ea Affected : 10%			
erior Floors	Miss/Dam Location Water Pen Location	aged Flash : At South etration, E : Checkou	nings, Extent : Mode Parapet Extent : Moderate, A ut Area, Childrens R	erate, Ar rea Affeo Leading I	ea Affected : 10% cted : 10% Room			
erior	Miss/Dam Location Water Pen Location 50%	aged Flash : At South etration, E : Checkor Now	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100	erate, Arrea Affected in Branch	ea Affected : 10% cted : 10% Room \$125,600	3	\$14,600	
erior Floors	Miss/Dam Location Water Pen Location 50% Staining/D	aged Flasl : At South etration, E : Checkou Now Discoloring	nings, Extent : Mode Parapet Extent : Moderate, A ut Area, Childrens R \$25,100 , Extent : Moderate	erate, Arrea Affected in Branch	ea Affected : 10% cted : 10% Room \$125,600	3	\$14,600	
erior Floors	Miss/Dam Location Water Pen Location 50% Staining/D Location	aged Flasl : At South etration, E : Checkou Now Discoloring : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A tt Area, Childrens K \$25,100 , Extent : Moderate	erate, Arrea Affec Peading F 2023 , Area Aj	ea Affected : 10% cted : 10% Room \$125,600 ffected : 25%	3	\$14,600	
erior Floors	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling,	aged Flash : At South etration, E : Checkor Now biscoloring : First Fla Extent: M	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	erate, Arrea Affec Peading F 2023 , Area Aj	ea Affected : 10% cted : 10% Room \$125,600 ffected : 25%	3	\$14,600	
erior Floors	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling, Location	aged Flasl : At South etration, E : Checkou Now Discoloring : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	erate, Arrea Affec Peading F 2023 , Area Aj	ea Affected : 10% cted : 10% Room \$125,600 ffected : 25%	3	\$14,600	
erior Floors	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling,	aged Flash : At South etration, E : Checkor Now biscoloring : First Fla Extent: M	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	erate, Arrea Affec Peading F 2023 , Area Aj	ea Affected : 10% cted : 10% Room \$125,600 ffected : 25%	3	\$14,600 \$1,000	
erior Floors Carpet	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling, Location	aged Flash : At South etration, E : Checkor Now biscoloring : First Fla Extent: M	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	rea Affected in Area Affected in Africa Affected in 10°C	ea Affected : 10% cted : 10% Room \$125,600 ffected : 25%			
erior Floors Carpet Ceramic Tile	Miss/Dam Location Water Pen Location 50% Staining/D Location Wrinkling, Location 5%	aged Flasl : At South etration, E : Checkor Now discoloring : First Fla : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	rea Affected in 10 2023, Area Aj	ea Affected : 10% cted : 10% Room \$125,600 fected : 25% **	5	\$1,000	
erior Floors Carpet Ceramic Tile Quarry Tile	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling, Location 5% 15%	aged Flash : At South etration, E : Checkor Now discoloring : First Fla : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	rea Affected in 10 2023, Area Affected in 10 2036 2040	ea Affected : 10% cted : 10% Room \$125,600 ffected : 25% ** **	5 5	\$1,000 \$4,400	
erior Floors Carpet Ceramic Tile Quarry Tile Vinyl Tile	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling, Location 15% 20%	aged Flash : At South etration, E : Checkor Now discoloring : First Fla : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	2023 , Area Aj 2036 2040 2032	ea Affected : 10% cted : 10% Room \$125,600 ffected : 25% ** **	5 5 3	\$1,000 \$4,400 \$1,500	
erior Floors Carpet Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling, Location 15% 20%	aged Flash : At South etration, E : Checkor Now discoloring : First Fla : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	2023 , Area Aj 2036 2040 2032	ea Affected : 10% cted : 10% Room \$125,600 ffected : 25% ** **	5 5 3	\$1,000 \$4,400 \$1,500	
erior Floors Carpet Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling, Location 15% 20% 10%	aged Flash : At South etration, E : Checkor Now discoloring : First Fla : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	2023 , Area Aj cted : 10 2036 2040 2032 2027	** ** ** ** ** *16,700	5 5 3 3	\$1,000 \$4,400 \$1,500 \$700	
Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile	Miss/Dam Location Water Pen Location 50% Staining/L Location Wrinkling, Location 15% 20% 10%	aged Flash : At South etration, E : Checkor Now discoloring : First Fla : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	2023 , Area Aj cted : 10 2036 2040 2032 2027	** ** \$16,700 ** **	5 5 3 3	\$1,000 \$4,400 \$1,500 \$700	
Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling, Location 15% 20% 10% 5% 5%	aged Flash : At South etration, E : Checkor Now discoloring : First Fla : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	2023 , Area Aj cted : 10 2036 2040 2032 2027 2036 LIFE	### ### ### ### ### ### ### ### ### ##	5 5 3 3 5 5	\$1,000 \$4,400 \$1,500 \$700 \$1,500 \$600	
Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fabric on Framing Glass: Single Pane	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling, Location 15% 20% 10% 5% 5% 20%	aged Flash : At South etration, E : Checkor Now discoloring : First Fla : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	2023 , Area Affected : 10° 2036 2040 2032 2027 2036 LIFE 2028	** \$125,600 \$125,600 \$125,600 #* ** \$16,700 ** \$603,200	5 5 3 3 5 5 5	\$1,000 \$4,400 \$1,500 \$700 \$1,500 \$600 \$2,900	
Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fabric on Framing	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling, Location 15% 20% 10% 5% 5% 5% 5%	aged Flash : At South etration, E : Checkor Now discoloring : First Fla : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	2023 , Area Aj cted: 10 2036 2040 2032 2027 2036 LIFE 2028 LIFE	** \$125,600 \$125,600 \$125,600 \$fected: 25% ** ** \$16,700 ** \$603,200 **	5 5 3 3 5 5 5 5	\$1,000 \$4,400 \$1,500 \$700 \$1,500 \$600 \$2,900 \$1,100	
Ceramic Tile Quarry Tile Vinyl Tile Vinyl Tile Interior Walls Ceramic Tile Concrete Masonry Unit Fabric on Framing Glass: Single Pane Gypsum Board	Miss/Dam Location Water Pen Location 50% Staining/E Location Wrinkling, Location 15% 20% 10% 5% 20% 5% 45%	aged Flash : At South etration, E : Checkor Now discoloring : First Fla : First Fla	nings, Extent : Mode Parapet Extent : Moderate, A at Area, Childrens R \$25,100 , Extent : Moderate por Moderate, Area Affed	2023 , Area Aj cted : 10 2036 2040 2032 2027 2036 LIFE 2028 LIFE LIFE	** \$125,600 \$125,600 \$125,600 #* ** \$16,700 ** \$603,200 **	5 5 3 3 5 5 5 5	\$1,000 \$4,400 \$1,500 \$700 \$1,500 \$600 \$2,900 \$1,100	

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

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

Asset #: 13306

Architecture	Curre	nt Repair	Futur	e Replacement	М	aintenance		
System Component Type	% of Fail Da Total (Year	nte Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%		2032	* *	5	\$10,700		
		ing, Extent : Light, Ar		ed : 5%				
		us Locations On First		1 100/				
		, Extent : Moderate, A	55					
	Location : Child	rens Reading Room, (Check Oi	ıt Area				
AcousTileSusp.Lay-In	25% 2-4	\$39,800	2047	* *	5	\$2,400		
	Cracking/Crumbli	ng, Extent : Moderate	e, Area Aj	fected : 20%				
	Location : Baser	nent						
	Worn/Eroded, Extent : Moderate, Area Affected : 25%							
	Location : Baser		33					
Exposed Concrete	5%		LIFE	* *	5	\$200		
Plaster	15%		LIFE	* *	5	\$1,800		

Electrical	Curren	t Repair	Futu	e Replacement	М	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	50%		2027	\$800	5		
	Other Observation,	Extent: Moderate, A	Area Affe	cted : 100%			
	Location : Electri	cal Room					
	Explanation: On	e 200 Amperes Main	Disconn	ect Switch			
Molded Case Bkrs	50%		2027	\$800	5	\$200	
	Other Observation, Extent: Moderate, Area Affected: 100%						
	Location : Electri						
	Explanation: On	e 500 Amperes Main	Disconn	ect Switch			
Switchgear / Switchboard	-	-					
Molded Case Bkrs	100%		2027	\$32,700	5	\$300	
Raceway							
Conduit	100%		2027	\$31,800	1		
Panelboards							
Fused Disc Sw	5%		2026	\$800	5		
Molded Case Bkrs	95%		2026	\$14,400	5	\$300	
Wiring							
Braided Cloth	50% 2-4	\$14,100	2052	* *	1		
	Insulation Aged, Ex	tent : Moderate, Are	a Affecte	ed: 100%			
	Location: Basem	ent					
Thermoplastic	50%		2027	\$14,100	1		
Motor Controllers							
Locally Mounted	100%		2025	\$30,600	5	\$100	
bround							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$200	

Lighting

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

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

Electrical	Current Repair	Future	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
ighting						
Interior Lighting						
Fluorescent	100%	2022	\$131,700	10	\$11,900	
	Other Observation, Extent : Modera	ate, Area Affec	ted : 100%			
	Location : Throughout The Buildi	ng				
	Explanation: T-12 Lamps					
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$1,600	
Exit, Service	50%	2032	* *	1		
Exterior Lighting						
HID	100%	2022	\$49,700	10		

Mechanical	Current Repair		Futur	e Replacement	M		
System Component Type	% of Fail Da Total (Year	te Estimated Cost s)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
leating							
Energy Source							
Natural Gas	100%		2047	* *	1		
Conversion Equipment							
Steam Boiler	100%		2040	* *	1	\$12,900	
		ı, Extent : Light, Area	Affected	: 100%			
	Location : Boile	r Room					
	Explanation: 1	Unit					
Distribution							
Central Plant Steam	100%		2037	* *	4	\$600	
Piping/Pmp							
Terminal Devices							
Convector/Radiator	100%		2040	* *	1	\$4,200	
ir Conditioning							
Energy Source							
Electricity	100%		2043	* *	1		
Conversion Equipment							
Exterior Pkg Unit -	60%		2027	\$59,800	2	\$500	
Cooling							
Exterior Pkg Unit -	40%		2027	\$39,900	2	\$300	
Cooling							
Heat Rejection							
Air Cooled Condenser	40%		2027	\$9,900	2	\$3,600	
Unit							
No Component	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		

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Current Repair Future Replaceme		e Replacement	nent Maintenance				
System Component Type	% of F 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%							

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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

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
Total	\$335,800	\$160,500
Importance Code A	\$191,600	
Importance Code B	\$144,100	\$160,500
Total	\$335,800	\$160,500

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
Total	\$41,000	\$2,900	\$5,600	\$15,400
Importance Code A	\$26,000	\$400	\$400	\$400
Importance Code B	\$6,100	\$2,500	\$5,200	\$15,000
Importance Code C	\$9,000			
Total	\$41,000	\$2,900	\$5,600	\$15,400



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

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

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QUEENS PUBLIC LIBRARY - 039 QUEENSBORO HILL BRANCH LIBRARY

Asset #: 13307

Architecture	Current Repair		Futu	e Replacement	M			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls Masonry: Brick	Int Morta		\$62,500 d, Extent : Moderat acade, West Facade		* * Affected : 25%	5	\$20,400	
Window Wall	10% Caulking I	Now	\$11,100 ed, Extent : Modera	2047	* * Affected : 10%	5	\$4,300	
Windows								
Aluminum	Caulking I Location Water Pen	: Through	xtent : Moderate, A			5	\$800	
Glass Block	Location	: Entranc			**	5	\$100	
Madallassa		tion : Chan	nel Glass At Entra		* *	10	\$600	
Metal Louvers	5%			2036	* *	10	\$600	
Parapets Masonry: Brick	90%			LIFE	* *	5	\$2,000	
Pre-Cast Concrete	10% Cracking/o Location Jnt Mortan	: Coping	\$800 Extent : Moderate d, Extent : Moderat	LIFE , Area A		5	\$1,400	
Roof								
Modified Bitumen	Blisters, E. Location Patching I Location Seams Ope Location Worn/Erod	a: Through Evident, Ex a: Through en/Split, Ex a: Through	tent : Moderate, Ar out Roof ctent : Moderate, A out : Moderate, Area A	rea Affec rea Affec	ted : 20% ted : 20%			
Interior								
Floors	700/			2020	¢107.000	2	¢1700	
Carpet Cast in Place Concrete	70% 5%			2028 LIFE	\$107,800 * *	3 5	\$16,700 \$1,300	
Cast in Place Concrete Ceramic Tile	10%			2036	* *	5	\$1,300	
Vinyl Tile	15%			2027	\$15,400	3	\$700	
Interior Walls	1070				¥10,.00		<i>\$1,00</i>	
Concrete Masonry Unit	90%			LIFE	* *	5	\$8,200	
Glass: Single Pane	5%			LIFE	* *	5	\$900	
Masonry: Brick			\$9,000 Extent : Severe, Are erestories In Adult 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.

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

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

Asset #: 13307

Architecture	Current Repair		Futur	e Replacement	M			
System Component Type		ail Date Es (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priorit
Interior								
Ceilings								
AcousTileConcealSpLn	Cracking/Cr	4+ rumbling, Ex First Floor	\$63,400 tent : Moderate	2047 , Area Aj	* * fected : 25%	5	\$4,800	
	O	coloring, Ex First Floor	ctent : Moderate	, Area Aj	ffected : 25%			
		d, Extent : M First Floor	Ioderate, Area A	Affected :	25%			
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 Rep	air Futur	e Replacement	M		
System Component Type	% of Fail Date Es Total (Years)	timated 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, Exter	it : Moderate, Area Affe	cted : 100%			
	Location: 1st Floor					
	Explanation: 1- Electri	ical Service Rated @ 80	10a			
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						

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

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

Asset #: 13307

Electrical	Current Repair	Future	e Replacement	Maintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated 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, Ex	tent : Light, Area Affe	cted : 100%			
	Location: 1st Floor					
	T-12 Lamps And Fixtures, E					
	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	Current Re	pair Fu	Future Replacement			Maintenance		
System Component Type	% of Fail Date E Total (Years)	Sstimated Cost Year FY		ated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Heating								
Energy Source								
Natural Gas	100%	204	7	* *	1			
Conversion Equipment								
Hot Water Boiler	100%	204	0	* *	1	\$3,900		
Distribution								
Hot Wtr Piping/Pump	100%	203	5	* *	4	\$600		
Terminal Devices								
Air Handler	50%	203	2	* *	1	\$2,500		
	Other Observation, Extended Location: Roof Level Explanation: Combin	Machine Room						
Convector/Radiator	50%	204		* *	1	\$1,300		
Convector radiator	Other Observation, Exte				1	Ψ1,500		
	Location : About 8Ft (Explanation : Radiato	Off Floor Level						
Air Conditioning								
Energy Source								
Electricity	100%	204	3	* *	1			
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%	202	8 5	8160,500	2	\$500		
Distribution								
Ductwork/Diffusers	100%	LIF	Е	* *	2	\$10,400		
Heat Rejection						4,.00		
Dry Cooler	100%	203	2	* *	2	\$5,500		

Maintenance \$ are aggregated over a 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

lechanical	Current Repa	ir Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Est Total (Years)	imated Cost Year FY	Estimated Cost	nated Cost Cycle Estimated Cost (Yrs)		Priority
entilation						
Distribution						
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$4,400	
Exhaust Fans						
Interior	80%	2032	* *	2	\$200	
Roof	20%	2032	* *	2	\$100	
umbing						
H/C Water Piping						
Brass/Copper	100%	2047	* *	1		
Water Heater						
Gas Fired	100%	2026	\$4,600	2	\$100	
	Recent Replace Evident, E	Extent : Light, Area Affe	ected : 100%			
	Location : Mechanical F	Room				
	Other Observation, Extens	t : 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%					

^{**} 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 : REGO PARK BRANCH LIBRARY Address : 91-41 63RD DR. @ AUSTIN ST.

Borough : QUEENS Agency's Number : RG

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	
Total	\$124,100	
Importance Code A	\$50,500	
Importance Code B	\$73,600	
Total	\$124.100	

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
Total	\$58,800	\$2,500	\$2,100	\$31,700
Importance Code A	\$36,400	\$800	\$400	\$400
Importance Code B	\$22,300	\$1,700	\$1,800	\$31,300
Importance Code C				
Total	\$58,800	\$2,500	\$2,100	\$31,700



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

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

QUEENS PUBLIC LIBRARY - 039 REGO PARK BRANCH LIBRARY

Asset #: 13308

Architecture		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	600/	3.7	# # # # # # # # # #		de de	-	ФО 200	
Masonry: Brick	Effloresce Location	: Through				5	\$8,300	
		r Miss/Eroc i : Through	l, Extent : Moderat	e, Area A	ујестеа : 30%			
		_	oui xtent : Moderate, A	Area Affe	cted : 20%			
	_	i : North Fa		110011990	2070			
Metal Panel	30%			2044	* *	5-10	\$28,400	
Window Wall	10%			2044	* *	5	\$5,200	
Windows								
Aluminum	98%			2040	* *	5	\$800	
Metal Louvers	2%		\$500	2039	* *			
		/Rusting, E. ı : Penthous	xtent : Moderate, A se	rea Affe	cted : 50%			
			Extent : Moderate,	Area Afj	ected : 50%			
	Location	: Penthous	se					
Roof	1000/	3.7	Φ25.200	2020	* *			
Modified Bitumen	Seams Op	Now en/Split, Ex i : Over Res	\$25,200 tent : Moderate, A strooms	2029 rea Affec				
		etration, E. n : Over Res	xtent : Moderate, A strooms	rea Affe	cted : 10%			
terior								
Floors	70%			2025	\$98,300	3	\$15,200	
Carpet	Recent Re		ent, Extent : Light, . out		· ·	3	\$13,200	
Cast in Place Concrete	5%			LIFE	* *	5	\$1,200	
Ceramic Tile	5%			2033	* *	5	\$500	
Vinyl Tile	20%			2032	* *	3	\$800	
			ent, Extent : Light,	Area Affa	ected : 100%			
	Location	ı: Through	out					
Interior Walls								
Ceramic Tile	5%			2033	* *	5	\$800	
Concrete Masonry Unit	95%			LIFE	* *	5	\$6,000	
Ceilings	250/			2020	* *	5	¢2 400	
AcousTileConcealSpLn AcousTileSusp.Lay-In	25% 70%			2029 2029	* *	5 5	\$3,400 \$7,600	
Acous i nesusp.Lay-in			xtent : Moderate, A			3	\$ /,000	
			ueni . Moderdie, A is Teens Reading A		u 10/0			
Exposed Struc: Steel	5%			LIFE	* *			

Electrical	Curr	ent	Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail I Total (Yea		Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Maintenance \$ are aggregated over a 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

Electrical		Current Repair	Futur	e Replacement	M	aintenance	
System Component Type		Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2024	\$1,500	5	\$200	
		rvation, Extent : Moderate,	Area Affe	cted : 100%			
		Electrical Room					
	Explanatio	on : Main Service Switch Ra	ited @ 40	00 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	2021		•••	00.7.000			
Thermoplastic	90%		2024	\$25,300	1		
Thermoplastic	10%		2044	* *	1		
Motor Controllers	1000/		2022	ф1.5.200	-		
Locally Mounted	100%		2022	\$15,300	5		
Ground							
Grounding Devices Generic	100%		LIFE	* *	5	\$100	
Lighting	10070		LIFE		3	\$100	
Interior Lighting							
Fluorescent	100%		2019	\$73,600	10	\$6,700	
Tuorescent		And Fixtures, Extent : Mod				φο, του	
	-	Throughout The Building		33			
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	
		rvation, Extent : Moderate, .	Area Affe	cted : 100%			
		Throughout The Building					
-	Explanatio	on : Intrusion Alarm Only, M	Aotion Se	nsors			
Fire/Smoke Detection	1000/		2020	ale -4-	1.0	4.70 0	
Generic	100%	mundan Enter M. 1	2029	**	1-3	\$4,500	
		rvation, Extent : Moderate, . Throughout The Building	Area Affe	ected : 100%			
		on : Strobe Lights, Manual I	Pull Statio	on, Horns And Smo	ke Detec	etors	

Maintenance \$ are aggregated over a 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

Mechanical	Current Repair	Future F	Replacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated Co. Total (Years)	st Year E FY	Estimated Cost	Cycle (Yrs)	\$3,600 \$3,600 \$500 \$2,700 \$700 \$100 \$400 \$400 \$500	Priority
Heating						
Energy Source						
Natural Gas	100%	2034	* *	1		
Conversion Equipment						
Hot Water Boiler	100%	2029	* *	1	\$3,600	
	Other Observation, Extent : Light, Ar	rea Affected : 1	100%			
	Location : Boiler Room					
	Explanation: 1 Unit					
Distribution					*	
Hot Wtr Piping/Pump	100%	2040	* *	4	\$500	
Terminal Devices						
Air Handler	60%	2032	* *	1		
Convector/Radiator	30%	2022	\$11,100	1		
Unit Heater - Steam	10%	2024	\$2,500	4	\$100	
Air Conditioning						
Energy Source	1000/	2010	ata - *			
Electricity	100%	2040	* *	1		
Conversion Equipment				_	* * * * *	
Ext Pkg Unit -	90%	2032	* *	2	\$400	
Heating/Cooling	D 22 D 61	1.00 · 1.00	va /			
	R-22 Refrigerant, Extent : Light, Area Location : 1 Unit On Roof	a Affected : 90	%			
Split Unit	10%	2029	* *			
Spiit Onit	R-22 Refrigerant, Extent : Light, Area		1%			
	Location: Roof	a rijjeerea . 10	, 0			
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%					

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

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

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QUEENS PUBLIC LIBRARY - 039 REGO PARK BRANCH LIBRARY

Asset #: 13308

Print Date: 21-Sep-2017 QUEENS PUBLIC LIBRARY - FY 2018

Asset Name : RICHMOND HILL BRANCH LIBRARY

Address : 118-14 HILLSIDE AVE.

Borough : QUEENS Agency's Number : RI

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

Date of Survey : 06-May-2016 Landmark Status : NONE

Areas Surveyed : Basement, Roof, Floors 1

Block : 9264 Lot : 56 BIN : 4193458

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$331,100	
Interior Architecture	\$47,600	\$119,100
Electrical	\$183,000	
Mechanical		\$174,700
Total	\$561,700	\$293,800
Importance Code A	\$331,100	
Importance Code B	\$230,600	\$293,800
Total	\$561,700	\$293,800

Exterior Architecture \$59,600 \$3,700 Interior Architecture \$81,400 \$3,300 \$\$ Electrical \$200 \$2 Mechanical \$4,300 \$1,900 \$3,400 \$ Total \$145,300 \$8,900 \$3,500 \$2 Importance Code A \$60,900 \$5,000 \$1,300 \$	Total	\$145,300	\$8,900	\$3,500	\$28,700
Exterior Architecture \$59,600 \$3,700 Interior Architecture \$81,400 \$3,300 \$\$ Electrical \$200 \$2 Mechanical \$4,300 \$1,900 \$3,400 \$ Total \$145,300 \$8,900 \$3,500 \$2 Importance Code A \$60,900 \$5,000 \$1,300 \$	Importance Code C	\$29,300			
Exterior Architecture \$59,600 \$3,700 Interior Architecture \$81,400 \$3,300 \$\$ Electrical \$200 \$2 Mechanical \$4,300 \$1,900 \$3,400 \$ Total \$145,300 \$8,900 \$3,500 \$2	Importance Code B	\$55,100	\$3,900	\$2,200	\$27,200
Exterior Architecture \$59,600 \$3,700 Interior Architecture \$81,400 \$3,300 \$ Electrical \$200 \$2 Mechanical \$4,300 \$1,900 \$3,400 \$	Importance Code A	\$60,900	\$5,000	\$1,300	\$1,500
Exterior Architecture \$59,600 \$3,700 Interior Architecture \$81,400 \$3,300 \$ Electrical \$200 \$2	Total	\$145,300	\$8,900	\$3,500	\$28,700
Exterior Architecture \$59,600 \$3,700 Interior Architecture \$81,400 \$3,300 \$	Mechanical	\$4,300	\$1,900	\$3,400	\$1,700
Exterior Architecture \$59,600 \$3,700	Electrical			\$200	\$25,100
	Interior Architecture	\$81,400	\$3,300		\$1,900
EXPENSE FY 2019 FY 2020 FY 2021 FY	Exterior Architecture	\$59,600	\$3,700		
	EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022



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

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

Asset #: 13309

Architecture	Current R	Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year F FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior							
Exterior Walls	000/ 37	Φ106 2 00	LIDE	* *	-	#17.2 00	
Masonry: Brick	90% Now Cracking/Crumbling, Location: Througho Vertical Cracks, Exter Location: Southeas	out nt : Moderate, Ared		cted : 30%	5	\$15,200	
	Water Penetration, Ex Location : Through		Area Affecte	d : 30%			
Masonry: Limestone	10% Now Jnt Mortar Miss/Erod Location: Children. Water Penetration, Ex Location: Through	s Entrance xtent : Light, Area			5	\$1,300	
Windows	Locuiton : Through)ui					
Aluminum	100% Now Caulking Deteriorated Location: Throughd Weather Strip Missing	out			5	\$2,400	
-	Location: Through	•	ie, Area Ajj	eciea . 40%			
Parapets Metal Rail No Component	10% 90%		2040	* *	5-10	\$6,000	
Roof							
Metal Panel	30% Now Water Penetration, Ex Location : Througho		2032 Area Affecte	* * d : 40%			
Modified Bitumen	70% Now Water Penetration, Ex Location: Through		2032 Area Affecte	* * d : 30%			
nterior							
Floors	150/		2026	#20.200	2	Φ4.400	
Carpet	15%		2026	\$38,300	3	\$4,400	
Cast in Place Concrete	5% 5% Now	¢5 900	LIFE 2030	* *	5 5	\$2,200	
Ceramic Tile	Cracking/Crumbling, Location: Througho				3	\$500	
Vinyl Tile	70% Now Cracking/Crumbling, Location: Through		2027 e, Area Affe	\$119,100 cted : 40%	3	\$5,200	
Vinyl Tile 9" X 9"	5% 0-2 Cracking/Crumbling, Location: Througho		2037 e, Area Affe	* * cted : 100%	3	\$400	

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

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

Asset #: 13309

Architecture		Current I	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior								
Interior Walls	50/	N	¢1.500	2026	* *	_	\$200	
Ceramic Tile		Now	\$1,500	2036		5	\$300	
	_	crumอแก่g, า : Through	Extent : Light, Are out	а Ајјесњ	ea : 10%			
Gypsum Board	15%	1		LIFE	* *	5	\$900	
Gypsum Board	15%			LIFE	* *	5	\$900	
Plaster	65%	Now	\$27,900	LIFE	* *	5	\$2,100	
	Location Water Per	n : Through	xtent : Moderate, A					
Ceilings								
AcousTile,Adhered	Water Per	Now netration, E n : 2nd Floo	\$500 extent : Light, Area 2 or	2032 Affected	**	5	\$500	
		ded, Extent n : 2nd Floo	: Moderate, Area A or	Affected :	5%			
AcousTileConcealSpLn	15%	<u> </u>		2040	* *	5	\$3,700	
AcousTileSusp.Lay-In	20%	Now	\$3,200	2040	* *	5	\$2,000	
	_	Crumbling, 1 : Through	Extent : Light, Are	ea Affecte	ed : 10%			
		netration, E. n : Through	xtent : Light, Area I out	Affected	: 10%			
Plaster	60%	Now	\$31,500	LIFE	* *	5	\$7,400	
_ 13572	Cracking/		Extent : Moderate		ffected : 30%	J	\$7,100	
	Water Per		xtent : Moderate, A	rea Affe	cted : 30%			

lectrical	Current Repair	Future R	Replacement	Ma	aintenance	
ystem Component Type	% of Fail Date Estimated Total (Years)	Cost Year Es	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2027	\$1,500	5	\$300	
	Other Observation, Extent : Light,	Area Affected: 1	00%			
	Location : Electrical Room					
	Explanation: One 400 Amperes	Main Disconnect	Switch			
Raceway						
Conduit	100%	2027	\$31,800	1		
Panelboards						
Fused Disc Sw	5%	2026	\$800	5		
Molded Case Bkrs	95%	2026	\$14,400	5	\$300	

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

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

Asset #: 13309

Current Repair	Futur	Future Replacement		aintenance	
% of Fail Date Estimated C Total (Years)	ost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
50%	2026	\$14,100	1		
0 .	00	d : 100%			
50%	2027	\$14,100	1		
100%	2025	\$30,600	5	\$100	
100%	LIFE	* *	5	\$200	
* * * *			10	\$12,000	
Location : Throughout The Buildi		cted : 100%			
	2022	Ф1 200			
1%	2022	\$1,300	2		
				*	
		*-)		\$1,600	
50%	2022	\$1,000	1		
100%	2022	\$50,500	10		
	% of Fail Date Estimated Control (Years) 50% Insulation Aged, Extent: Moderate Location: Throughout The Buildin 50% 100% 99% Other Observation, Extent: Moderate	% of Total (Years) Year FY	% of Total Fail Date Estimated Cost Year Estimated Cost FY	% of Total (Years) Estimated Cost (Year Estimated Cost (Years) Cycle (Years)	So of Total Fail Date Estimated Cost Year Estimated Cost Cycle (Yrs) Estimated Cost

Mechanical	Current Repair Future Replacemen		Cal Current Repair Future Replacemen		lacement	Maintenance		
System Component Type	% of Fail Date Estimated Co Total (Years)	ost Year Estin FY	nated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Heating								
Energy Source								
Natural Gas	100%	2037	* *	1				
Conversion Equipment								
Steam Boiler	100%	2032	* *	1	\$13,100			
	Other Observation, Extent : Modera	te, Area Affected :	100%					
	Location: Basement							
	Explanation: 1 Unit							
Distribution								
Central Plant Steam	100%	2037	* *	4	\$700			
Piping/Pmp								
Terminal Devices								
Convector/Radiator	100%	2040	* *	1	\$4,300			
Air Conditioning								
Energy Source								
Electricity	100%	2043	* *	1				

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

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

Mechanical		Current	Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit -	20%			2025	\$93,600	2	\$200	
Cooling								
Exterior Pkg Unit -	80%			2027	\$81,100	2	\$600	
Cooling								
Ventilation								
Distribution								
Ductwork/Diffusers		Now	\$2,300	LIFE	* *	2-5	\$7,400	
			: Moderate, Area A					
	Location	: Flexible	Connection Of #1	Ext. Pack	age 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%							

^{**} 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

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
Total	\$214,400	\$36,600
Importance Code A	\$214,400	
Importance Code B		\$36,600
Total	\$214,400	\$36,600

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
Total	\$40,700	\$8,000	\$13,000	\$6,900
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
Total	\$40,700	\$8,000	\$13,000	\$6,900



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

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

Asset #: 13310

Architecture	Curren	t Repair	Future Replacement		eplacement Maintenance			
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior								
Exterior Walls Cast Stone/Terra Cotta	20% Now Jnt Mortar Miss/Er Location : Throug	\$64,100 od, Extent : Moderat thout	LIFE e, Area A	* * Affected : 25%	5	\$34,900		
Masonry: Brick	80% Now Jnt Mortar Miss/Er Location: Throug	\$109,300 od, Extent : Moderat shout	LIFE e, Area A	* * Affected : 50%	5	\$17,900		
Windows								
Aluminum	100%		2044	* *	5	\$5,800		
Parapets Cast Stone/Terra Cotta	10% Recent Repair Evid	ent, Extent : Light, A	LIFE rea Affec	* * cted : 20%	5-10	\$22,100		
Masonry: Brick	Location : Coping 90% Recent Repair Evid Location : Throug	ent, Extent : Light, A	LIFE rea Affec	* * cted : 25%	5-10	\$48,000		
Roof	<u> </u>	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,						
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 AcousTileSusp.Lay-In	30% 60% 4+	\$2,000	2033 2045	* *	5 5	\$6,200 \$6,200		
	Staining/Discoloring Location: 2nd Fl	g, Extent : Severe, A oor	rea Affec	eted : 2%				
Plaster	10%		LIFE	* *	5-10	\$3,600		
Site Enclosure								
Fence/Gates	1000/		2062	* *				
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	* *				
_								

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

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

Asset #: 13310

Electrical	Current Repair	Future Replacement		М	aintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	90%	2048	* *	5	\$100		
	Other Observation, Extent : Moderate	, Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation: One 800 Amperes						
Fused Disc Sw	10%	2048	* *	5			
	Other Observation, Extent: Moderate	, Area Affe	cted : 100%				
	Location : Electrical Room						
	Explanation: One 200 Amperes Mai	n Disconn	ect 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	1000/		de de	_	4.00		
Generic	100%	LIFE	* *	5	\$400		
Lighting							
Interior Lighting	500 /	2022	ale ale	1.0	#0.000		
Fluorescent	70%	2033	* *	10	\$8,800		
	T-5 Lamps And Fixtures, Extent: Mod	erate, Arec	i Affected : 100%				
	Location: Throughout The Building						
Fluorescent	10%	2033	* *	10	\$1,300		
	Other Observation, Extent : Moderate	Area Affe	cted : 100%				
	Location: Throughout The Building						
	Explanation: Compact Flourescent	Lighting					
Fluorescent	20%	2033	* *	10	\$2,500		
	T-8 Lamps And Fixtures, Extent: Mod	erate, Ared	a 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

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

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

Electrical	Current Repair	Future Replace	ement	nt Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimate FY	ed 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	Futur	e Replacement	Replacement Maintenance			
System Component Type	% of Fail Date Estimat Total (Years)	ted 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 : Li Location : Roof	ight, Area Affected	: 50%				
	Explanation: 3 Roof Top Pa	ckage Units					
Steam Boiler	50%	2041	* *	1	\$6,800		
	Other Observation, Extent : Light, Area Affected : 100%						
	Location : Basement Boiler I	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		
Convector/Radiator	30%	2041	* *	1	\$1,300		
No Component	50%						
Air Conditioning							
Energy Source							
Electricity	100%	2044	* *	1			

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

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

Asset #: 13310

Mechanical	Current Repair Future Replacement		Current Repair Future Replacement Maintenance		aintenance		
System Component Type	% of Fail Date Estin Total (Years)	nated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Air Conditioning							
Conversion Equipment							
Reciprocating Compr/Chiller	20%	2028	\$22,100	1	\$1,300		
	Other Observation, Extent:	Light, Area Affected	: 20%				
	Location: Roof						
	Explanation : Refrigerant.						
Ext Pkg Unit - Heating/Cooling	80%	2033	* *	2	\$700		
	Other Observation, Extent:	Light, Area Affected	: 80%				
	Location: Roof						
	Explanation : 3 Package U	Inits. Refrigerant: R	-410a				
Terminal Devices	200/	2020	#20.100				
Air Handler/Dir	20%	2028	\$29,100	1			
Expansion	000/						
No Component	80%						
Heat Rejection Dry Cooler	20%	2028	\$14.200	2	¢1 000		
No Component	80%	2028	\$14,200	2	\$1,900		
Ventilation Ventilation	80%						
Distribution							
Ductwork/Diffusers	100%	LIFE	* *	2-5	\$12,100		
Exhaust Fans	10070	LII L		2 3	Ψ12,100		
Roof	100%	2033	* *	2	\$400		
Plumbing	10070	2033			ψ100		
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	1000/		* *				
Hydraulic	100%	LIFE					
	Other Observation, Extent:	Light, Area Affected	: 100%				
	Location: Basement-2						
	Explanation : One Unit						

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

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

Print Date: 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

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Mechanical	\$73,800	\$107,800
Total	\$73,800	\$107,800
Importance Code A	\$73,800	
Importance Code B		\$107,800
Total	\$73,800	\$107,800

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$22,600	\$8,600	\$6,300	\$14,700
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	
Total	\$22,600	\$8,600	\$6,300	\$14,700



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

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

Asset #: 13311

Architecture	Current Repair	Future Replaceme	ent	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated FY	Cost	Cycle (Yrs)	Estimated Cost	Priority	
xterior							
Exterior Walls Masonry: Brick	80% 4+ \$8,500 Vertical Cracks, Extent : Moderate, Art Location : Northwest Corner	LIFE ea Affected : 5%	* *	5	\$13,900		
Weathering Steel	10% Other Observation, Extent: Light, Area Location: New Addition To East Ele- Explanation: Recent Construction		* *	1			
Window Wall	6% Other Observation, Extent: Light, Area Location: Throughout Explanation: Thermally Inefficient	2047 a Affected : 100%	* *	5	\$3,900		
Window Wall	4% Recent Construction, Extent : Light, An Location : New Addition At East Elev		* *	5	\$2,600		
Windows							
Aluminum	90% Other Observation, Extent: Light, Area Location: Throughout Explanation: Thermally Inefficient	2035 a Affected : 100%	* *	5	\$1,300		
Aluminum	10% Recent Construction, Extent: Light, And Location: New Addition To East Elec		* *	5	\$100		
Parapets Cast in Place Concrete	100%	LIFE	* *	5	\$7,300		
Roof IRMA/Protected Membrane	15%	2035	* *	10	\$4,800		
Modified Bitumen	75% Recent Replace Evident, Extent : Light Location : Main Roof	2035 , Area Affected : 100%	* *	10	\$23,800		
Skylight, Metal/Glass	10% Recent Installation, Extent : Light, Are Location : Roof On New Addition	2057 a Affected : 100%	* *	10	\$10,600		
nterior							
Floors	650/	2020	* *	2	014500		
Carpet	65%	2029	* *	3	\$14,700		
Cast in Place Concrete	10%	LIFE	* *	5	\$3,300		
Ceramic Tile	5% 20%	2036 2037	* *	5 3	\$800 \$1.500		
Vinyl Tile Interior Walls	20%	2037		3	\$1,500		
	3%	2036	* *	5	\$500		
Ceramic Tile				J	めらしひ		
Ceramic Tile Concrete Masonry Unit			* *				
Ceramic Tile Concrete Masonry Unit Glass: Single Pane	5% 67% 5%	LIFE LIFE	* *	5 5	\$4,600 \$600		

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

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

Asset #: 13311

Architecture	Current Repair	Future Re	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estimated C Total (Years)	Cost Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Interior								
Ceilings								
AcousTileConcealSpLn	65%	2047	* *	5	\$12,300			
	Recent Repair Evident, Extent: Lig	ght, 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 Constructio	n						
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%	2077	* *					
	Other Observation, Extent: Light,	Area Affected : 100	0%					
	Location: Rear Courtyard							
	Explanation: Recent Constructio	n						

Electrical	Current Repair		Futur	e Replacement	Maintenance			
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2027	\$1,500	5	\$300	
			Extent : Moderate, A	Area Affe	cted : 100%			
	Location	: Electrica	al Room					
	Explanati	ion : 300 A	Amperes					
Raceway								
Conduit	95%			2027	\$30,200	1		
Conduit	5%	4+		2037	* *	1		
	Other Obse	ervation, E	Extent : Light, Area	Affected	: 50%			
	Location	: Roof						
	Explanati	ion : Cond	luit Not Supported I	Properly				
Panelboards								
Fused Disc Sw	100%			2026	\$15,100	5	\$200	
Wiring								
Braided Cloth	40%	2-4	\$11,200	2052	* *	1		
	Insulation 1	Aged, Exte	ent : Moderate, Are	a Affecte	ed : 100%			
	Location	: Through	out The Building					
Thermoplastic	60%			2047	* *	1		
Motor Controllers								
Locally Mounted	100%			2025	\$30,600	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	* *	5	\$100	
			Extent : Severe, Ared	a Affecte	d: 100%			
	Location	: First Flo	por					
	Explanati	ion : No G	round Wire Jumpin	g The W	ater Meter.			

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

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

Asset #: 13311

Electrical		Current Repair		Future Replacement		Maintenance			
System Component Type	% of l Total	Fail Date Est (Years)	imated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Lighting									
Interior Lighting									
Fluorescent	30%			2035	* *	10	\$2,800		
	T-5 Lamps A	And Fixtures, H	Extent : Light,	Area Aff	ected : 100%				
	Location .	: First Floor							
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			
	Other Obse	rvation, Exten	t : Light, Area	Affected	: 100%				
	Location .	: Exterior Rear	•						
	Explanati	on : Halogen I	Fixtures						
Alarm			•			•		•	
Security System									
Generic	100%			2035	* *	1	\$3,800		
Fire/Smoke Detection									
Generic, Digital	100%			2035	* *	1-3	\$6,200		

Mechanical	Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail Date Total (Years)	e 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% 0-2	\$73,800	2047	* *	1	\$4,500		
	On Extended Life, E Location : 1st Floo		ea Affec	ted : 100%				
	Repairs In Progress Location : 1st Floo	0 .	a Affecte	d : 100%				
Distribution								
Hot Wtr Piping/Pump	100%		2043	* *	4	\$700		
	Broken, Extent: Mo	derate, Area Affecte	d: 50%					
	Location: 1st Floo	or						
Terminal Devices								
Air Handler	80%		2027	\$107,800	1	\$5,000		
Air Handler	20%		2032	* *	1	\$1,300		
Air Conditioning								
Energy Source								
Electricity	100%		2043	* *	1			
Conversion Equipment								
Split Unit	20%		2032	* *				
No Component	80%							

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

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

Mechanical	Current Repair	Future Replaceme	nt	Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estimated C FY	Cost Cycl (Yrs	e Estimated Cost)	Priority
Air Conditioning					
Distribution					
Ductwork/Diffusers	80%	LIFE	** 2	\$10,500	
No Component	20%				
Terminal Devices					
Air Handler/Dir	80%	2032	** 1		
Expansion					
No Component	20%				
Heat Rejection					
Air Cooled Condenser	50%	2022 \$1,	900 2	\$3,500	
Unit					
No Component	50%				
Ventilation					
Distribution	1000/	I IDD		Φ= 600	
Ductwork/Diffusers	100%	LIFE	* * 2-5	\$5,600	
Exhaust Fans				4.00	
Interior	50%	2032	** 2	\$200	
Roof	50%	2032	** 2	\$200	
Plumbing					
H/C Water Piping	1000/	20.45	** 1		
Brass/Copper	100%	2047	** 1		
Water Heater	1000/	2025	200	#100	
Gas Fired	100%	2025 \$5,	800 2	\$100	
	Other Observation, Extent: Ligh	t, Area Affected : 100%			
	Location: 1st Floor				
	Explanation: 50 Gallons				
Sanitary Piping	1000/	I IDD			
Cast Iron	100%	LIFE	** 1		
Storm Drain Piping	1000/	I IDD	م ماد ماد		
Cast Iron	100%	LIFE	** 1		
Fixtures	1000/				
Generic	100%				

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

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

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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

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$123,400
Interior Architecture	\$78,000	
Electrical		\$70,200
Total	\$78,000	\$193,600
Importance Code A		\$123,400
Importance Code B	\$78,000	\$70,200
Total	\$78,000	\$193,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$39,000	\$2,800	\$3,800	\$9,300
Importance Code A	\$4,400	\$900	\$700	
Importance Code B	\$34,600	\$2,000	\$3,100	\$9,300
Importance Code C				
Total	\$39,000	\$2,800	\$3,800	\$9,300



 $[\]label{lem:maintenance} \textit{Maintenance \$ are aggregated over a 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			
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	\$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	
Roof								
Modified Bitumen	100%			2024	\$123,400	10	\$20,900	
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%		\$78,000	2044	* *	5	\$5,900	
	Location Worn/Eroc	: Communi	nts, Extent : Sever ty Room, Area Neo Moderate, Area A ut	ar Main	Entrance			
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$700	

ectrical	Current Repair	Future Re	Future Replacement		Maintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year Est FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2050	* *	5		
	Other Observation, Extent: Modera	te, Area Affected	: 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch	Rated @ 400 An	iperes			
Switchgear / Switchboard						
Molded Case Bkrs	100%	2050	* *	5	\$200	
Raceway						
Conduit	100%	2050	* *	1		
Panelboards						
Fused Disc Sw	10%	2046	* *	5		
Molded Case Bkrs	90%	2046	* *	5	\$200	
Wiring						
Thermoplastic	100%	2050	* *	1		

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

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

QUEENS PUBLIC LIBRARY - 039 SAINT ALBANS BRANCH LIBRARY

Asset #: 13312

Electrical	Current Repair	Future	Future Replacement		Maintenance			
System Component Type	% of Fail Date Estima Total (Years)	ated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority		
Inder 600 Volts								
Motor Controllers								
Locally Mounted	100%	2041	* *	5				
Ground								
Grounding Devices								
Generic	100%	LIFE	* *	5	\$100			
ighting								
Interior Lighting								
Fluorescent	90%	2024	\$64,500	10	\$5,800			
	T-12 Lamps And Fixtures, Extent: Moderate, Area Affected: 100%							
	Location: Throughout The							
Fluorescent	8%	2024	\$5,700	10	\$500			
	Other Observation, Extent : I		ted : 100%					
	Location : Throughout The	-						
	Explanation: Compact Flo	urescent Lighting						
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			
	Other Observation, Extent : I		ted : 100%					
	Location: Front Entrance							
	Explanation: C C T V Sur	veillance Camera An	d Intrusion Alarm					
Fire/Smoke Detection	1000/	2022	ata ata	1.0				
Generic	100%	2032	**	1-3	\$4,400			
	Other Observation, Extent : I		tea : 100%					
	Location: Throughout The		G 4 16 7	ъ.				
	Explanation : Strobe Lights	, Horn, Manual Pull	Station And Smok	e Detect	ors			

Current Repair	Future F	Future Replacement		Maintenance	
% of Fail Date Estimated C Total (Years)	Cost Year E FY	stimated Cost	Cycle (Yrs)	Estimated Cost	Priority
100%	2044	* *	1		
100%	2029	* *	2	\$3,300	
Other Observation, Extent: Light, 1	Area Affected : 1	00%			
Location: Basement Fan Room					
Explanation: 4 Gas Fired Hot We	ater Heaters Moi	ınted On Side O	f Air Ha	ndler	
100%	2029	* *	1	\$4,400	
	% of Fail Date Estimated C Total (Years) 100% 100% Other Observation, Extent: Light, Location: Basement Fan Room Explanation: 4 Gas Fired Hot We	% of Fail Date Estimated Cost FY 100% 2044 100% 2029 Other Observation, Extent: Light, Area Affected: I Location: Basement Fan Room Explanation: 4 Gas Fired Hot Water Heaters Mon	% of Fail Date Estimated Cost FY 100% 2044 ** 100% 2029 ** Other Observation, Extent: Light, Area Affected: 100% Location: Basement Fan Room Explanation: 4 Gas Fired Hot Water Heaters Mounted On Side O	% of Fail Date Estimated Cost FY Estimated Cost (Years) 100% 2044 ** 1 100% 2029 ** 2 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Fan Room Explanation: 4 Gas Fired Hot Water Heaters Mounted On Side Of Air Hail	% of Total Fail Date (Years) Estimated Cost FY Estimated Cost (Yrs) Cycle (Yrs) Estimated Cost (Yrs) 100% 2044 ** 1 100% 2029 ** 2 \$3,300 Other Observation, Extent: Light, Area Affected: 100% Location: Basement Fan Room Explanation: 4 Gas Fired Hot Water Heaters Mounted On Side Of Air Handler

Air Conditioning

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039 SAINT ALBANS BRANCH LIBRARY

Mechanical		Current Repair	Futu	re Replacement	Maintenance		
System Component Type	% of Total	Fail Date Estimated Cost (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning							
Energy Source							
Electricity	100%		2040	* *	1		
Conversion Equipment							
Reciprocating	100%		2029	* *	1	\$3,300	
Compr/Chiller							
	R-22 Refrig	gerant, Extent : Light, Area .	Affected :	100%			
	Location	: Roof					
Terminal Devices							
Air Handler/Dir	100%		2029	* *	1		
Expansion							
Heat Rejection							
Air Cooled Condenser	100%		2029	* *	2	\$4,900	
Unit							
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	10070				•		
Generic	100%						
Generic	100/0						

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

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QUEENS PUBLIC LIBRARY - FY 2018 Print Date: 21-Sep-2017

: SEASIDE BRANCH LIBRARY **Asset Name** 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 : NONE : 03-May-2016 Landmark Status

Areas Surveyed : Roof, Floors 1

: 16226 BIN : 4304786 Block Lot

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$90,900
Interior Architecture		\$164,500
Electrical		\$146,100
Total		\$401,500
Importance Code A		\$90,900
Importance Code B		\$310,600
Total		\$401 500

\$401,500

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$39,400	\$8,300	\$6,600	\$13,200
Importance Code A	\$18,500	\$500	\$400	\$400
Importance Code B	\$20,800	\$7,800	\$6,100	\$12,800
Importance Code C			\$100	
Total	\$39,400	\$8,300	\$6,600	\$13,200



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

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

QUEENS PUBLIC LIBRARY - 039 SEASIDE BRANCH LIBRARY

Asset #: 13313

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	-0.4					_		
Cast in Place Concrete	5%			LIFE	**	5	\$4,500	
		-	tent : Light, Area A Over Windows	<i>ђестеа</i> :	100%			
			over windows	LIDE	* *		Φ4.500	
Cast in Place Concrete	5%		Estant Lists An	LIFE		5	\$4,500	
	_	_	, Extent : Light, Ard Exterior Wall	еа Ајјеси	ea : 40%			
Concrete Masonry Unit	90%)		LIFE	* *	5	\$10,000	
			d, Extent : Light, A	rea Affec	ted : 20%			
		n : Through						
			Extent : Light, Area					
		-	ce Exposed Aggreg	ate Block	ks .			
Windows	Ехріапа	tion : Speci	ui CMU					
Aluminum	100%	1		2035	* *	5	\$300	
Parapets	10076	<u> </u>						
Masonry: Brick	90%	1		LIFE	* *	5	\$2,200	
No Component	10%)						
Roof								
Roll Roofing	100%		\$18,200	2026	\$90,900	5	\$18,100	
			derate, Area Affecto	ed : 30%				
- .	Location	n : At Seam	S					
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	10070	·		2002				
Public Sidewalk								
Cast in Place Concrete	100%)		2040	* *			

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

Under 600 Volts

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

Maintenance \$ are aggregated over a 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

Electrical	Current F	Repair	Future Replacement		Maintenance		
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Not Accessible	100%						
Switchgear / Switchboard							
Molded Case Bkrs	100%		2037	* *	5	\$200	
Raceway							
Conduit	60%		2037	* *	1		
Conduit	40%	2	2027	\$12,700	1		
Panelboards							
Molded Case Bkrs	70%		2035	* *	5	\$100	
Molded Case Bkrs	30%	2	2026	\$4,500	5	\$100	
Wiring							
Thermoplastic	100%	2	2037	* *	1		
Motor Controllers							
Locally Mounted	80%		2032	* *	5		
Locally Mounted	20%	2	2025	\$3,100	5		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$100	
	Other Observation, E.		fected	: 100%			
	Location : Water Mo						
	Explanation : Conn	ected To Main Water	Pipe				
Lighting							
Interior Lighting	0.50/		2025	Φ π ο οοο	1.0	AC 200	
Fluorescent	95%		2027	\$70,000	10	\$6,300	
	T-12 Lamps And Fixti		irea A <u>j</u>	fectea : 100%			
	Location : Througho						
Incandescent	5%		2022	\$3,700	2		
	Other Observation, E.	-	fected	: 100%			
	Location : Through						
	Explanation : Down	lighting					
Egress Lighting							
Exit, Service	50%		2032	* *	1		
Exit, Battery	50%	-	2032	* *	10	\$200	
Exterior Lighting							
HID	100%		2027	\$27,800	10		
Alarm					_		_
Fire/Smoke Detection							
Generic, Analog	100%		2027	\$76,200	1-3	\$4,500	

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Heating				
Energy Source Natural Gas	100%	2047 **	1	

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

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

QUEENS PUBLIC LIBRARY - 039 SEASIDE BRANCH LIBRARY

Asset #: 13313

Mechanical	Current Repair Futu		Futur	Future Replacement		Maintenance	
System Component Type	% of Fail Date F Total (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 : N		ffected :	100%			
	Location : Mechanica	l Room					
Air Conditioning							
Energy Source	1000/		20.42	* *			
Electricity	100%		2043	* *	1		
Conversion Equipment	1000/		2022	* *		#2 400	
Reciprocating	100%		2032	7 7	1	\$3,400	
Compr/Chiller Distribution							
Distribution Ductwork/Diffusers	100%		LIFE	* *	2	¢0.400	
Terminal Devices	10070		LIFE			\$9,400	
Air Handler/Cool/Ht	100%		2032	* *	1	\$4,500	
All Handler/Cool/III	Leak Evident, Extent : N	Moderate Area A			1	\$4,500	
	Location : Mechanica		ујестей.	10070			
Heat Rejection	Edulion : Mechanica	1100111					
Dry Cooler	100%		2032	* *	2	\$5,100	
Ventilation	10070		2032			\$5,100	
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,000	
Exhaust Fans	10070		DII E			Ψ 1,000	
Roof	100%		2027	\$11,400	2	\$200	
Plumbing	10070			Ψ11,.00		\$200	
H/C Water Piping							
Galvanized Steel	100%		2040	* *	1		
Water Heater							
Electric	100%		2022	\$6,100	4		
	Other Observation, Ext	ent : Light, Area	Affected	· ·			
	Location: Mechanica	l Room					
	Explanation: 1-30 Ga	allon					
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, Ext	_	Affected	: 100%			
	Location : Mechanica	l Room					
	Explanation : Boiler						
Fixtures	1000/						
Generic	100%						

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

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

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QUEENS PUBLIC LIBRARY - 039 SEASIDE BRANCH LIBRARY

Mechanical	Current Repair	Future Repl	acement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estim FY	nated 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					

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

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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

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture	\$36,900	
Interior Architecture		\$69,400
Electrical		\$111,400
Mechanical		\$151,600
Total	\$36,900	\$332,300
Importance Code A	\$36,900	
Importance Code B		\$332,300
Total	\$36,900	\$332,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$45,800	\$1,400	\$4,500	\$10,900
Importance Code A	\$36,500	\$300	\$300	\$1,600
Importance Code B	\$9,300	\$1,100	\$3,800	\$9,300
Importance Code C			\$300	
Total	\$45,800	\$1,400	\$4,500	\$10.900



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

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

QUEENS PUBLIC LIBRARY - 039 SOUTH HOLLIS BRANCH LIBRARY

Asset #: 13314

Architecture	Current Repair		Futur	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	050/	N I	¢27,000	LIEE	* *	5	¢12 100	
Masonry: Brick		Now	\$36,900 Extent : Moderate, A	LIFE		3	\$12,100	
		_	xieni . Moderdie, A ndow Lintels Throu		ciea . 7570			
W/: 4 W/-11		. Sieei Wii	ndow Linieis Throu		* *		\$2.400	
Window Wall Windows	5%			2047		5	\$2,400	
Aluminum	100%	Now	\$30,500	2052	* *	5	\$400	
Alumnum			Extent : Light, Area		. 100%	3	\$400	
	Location			пуссиси	. 100/0			
		_	mally Inefficient					
Roof	2.vp torrett		Therefore the state of the stat					
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 Rep Location		ent, Extent : Light, 2 out	Area Affe	ected : 100%			
Exposed Struc: Steel	10%			LIFE	* *			

:lectrical	Current Repair	Current Repair Future		Maintenance		
ystem Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2037	* *	5	\$200	
	Other Observation, Extent: Light, Are	a Affected	: 100%			
	Location: Electrical Room					
	Explanation: Main Disconnect Swite	h Rated A	t 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		

Maintenance \$ are aggregated over a 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

Electrical	Current	Current Repair		Future Replacement		Maintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Motor Controllers							
Locally Mounted	100%		2032	* *	5		
Ground							
Grounding Devices							
Generic	100% 2-4	\$2,900	LIFE	* *	5	\$100	
	Other Observation, I		Area Affe	cted : 100%			
	Location : Water M						
	Explanation : Grou Clamp.	and Wire Outer Jack	et Is Coi	rroded As Well As (Connectio	on To Ground	
Lighting							
Interior Lighting							
Fluorescent	29%		2032	* *	10	\$1,700	
	Compact Fluorescen Location : First Fl	-	ht, Area	Affected : 100%			
Fluorescent	70%		2027	\$44,900	10	\$4,100	
	T-12 Lamps And Fix	tures, Extent : Light	, Area Aj	. ,		, ,	
	Location : First Fl	oor					
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	

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	
leating									
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		
	Repairs In	Progress, I	Extent : Light, Area	ı Affected	d: 100%				
	Location	: Basemen	t						
Distribution									
Hot Wtr Piping/Pump	100%			2043	* *	4	\$500		
1 0 1	Not Insula	ted, Extent	: Light, Area Affec	ted : 30%	6				
	Location	: Basemen	t						
Terminal Devices									
Air Handler	100%			2027	\$84,500	1	\$3,900		

Air Conditioning

Maintenance \$ are aggregated over a 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

Mechanical	Current Repair	Future Replacement	Maintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority
Air Conditioning				
Energy Source				
Electricity	100%	2043 **	1	
Terminal Devices				
Air Handler/Dir	100%	2027 \$67,200	1	
Expansion				
Heat Rejection				
Air Cooled Condenser	100%	2027 \$12,100	2 \$4,400	
Unit				
Ventilation				
Distribution	1000/	T TDD	0.5	
Ductwork/Diffusers	100%	LIFE **	2-5 \$3,500	
Exhaust Fans	1000/	410.000	ΦΦΦΦ	
Roof	100%	2027 \$10,000	2 \$200	
Plumbing				
H/C Water Piping	1000/	2047 **	1	
Brass/Copper	100%	2047 **	1	
Water Heater	1000/	2022 #2.700	Φ100	
Gas Fired	100%	2022 \$3,700	2 \$100	
	Other Observation, Extent: Light,	Area Affected : 100%		
	Location: Basement			
a i Pi	Explanation: 30 Gallons			
Sanitary Piping	1000/	1100 **	1	
Cast Iron	100%	LIFE **	1	
Storm Drain Piping	1000/	TIEE **	1	
Cast Iron	100%	LIFE **	1	
Sump Pump(s)	1000/	2027 #222	4 000	
Non-Submersible	100%	2027 \$900	4 \$200	
Backflow Preventer	1000/	2022 **	4	
Generic	100%	2032 **	1 \$400	
Fixtures	1000/			
Generic	100%			

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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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$81,000
Total		\$81,000
Importance Code A		\$81,000
Total		\$81,000

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$5,400	\$17,400	\$14,200	\$20,100
Importance Code A	\$700	\$700	\$700	\$5,100
Importance Code B	\$4,700	\$16,700	\$13,200	\$14,900
Importance Code C			\$300	
Total	\$5,400	\$17,400	\$14,200	\$20,100



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

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

QUEENS PUBLIC LIBRARY - 039 SOUTH JAMAICA BRANCH LIBRARY

Asset #: 13394

Architecture	Current Repair		Futui	Future Replacement		Maintenance	
System Component Type	% of Total	Fail Date Estimated Cos (Years)	st 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 Fail Date 1 Total (Years)	Estimated Cost Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Inder 600 Volts						
Service Equipment						
Fused Disc Sw	100%	2047	* *	5	\$100	
	Other Observation, Ex	tent : Moderate, Area Aff	ected : 100%			
	Location : Electrical	Room				
	Explanation : One 12	00 Amperes Main Discor	nect Switch			
Switchgear / Switchboard						
Fused Disc Sw	100%	2047	* *	5	\$100	
Raceway						
Conduit	100%	2047	* *	1		
Panelboards						
Fused Disc Sw	5%	2043	* *	5		
Molded Case Bkrs	95%	2043	* *	5	\$400	
Wiring						
Thermoplastic	100%	2047	* *	1		

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

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

QUEENS PUBLIC LIBRARY - 039 SOUTH JAMAICA BRANCH LIBRARY

Asset #: 13394

Electrical	Current Repair	Future R	Replacement	Ma		
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	stimated 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: Mod Location: Throughout The Bu Explanation: T-8 Lamps		d : 100%			
Fluorescent	10%	2032	* *	10	\$1,300	
	Compact Fluorescent Light, Ext	ent : Moderate, Ared	a Affected : 100	%	•	
	Location: Throughout The Bu	ilding				
LED	35%	2037	* *			
Egress Lighting						
Emergency, Battery	50%	2032	* *	10	\$1,800	
Exit, LED	50%	2055	* *	1		
Exterior Lighting						
HID	100%	2032	* *	10		
Alarm						
Security System						
No Component	80%					
Generic	20%	2032	* *	1	\$1,100	
Fire/Smoke Detection						
No Component	80%					
Generic, Digital	20%	2032	* *	1-3	\$1,800	

Mechanical		Current F	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 -	100%			2032	* *	2	\$900	
Cooling								

Maintenance \$ are aggregated over a 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

Mechanical	Current Repair	Future Replaceme		nent Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	Cost Year Estin	nated Cost	Cycle (Yrs)	Estimated Cost	Priority
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	100,0			<u> </u>	4,00	
No Component Generic	40% 60% Other Observation, Extent : Light,	2035 Area Affected : 60%	* *	1	\$500	
	Location : Fire Main And Boiler Explanation : Partial					
Fixtures Generic	100%					
Vertical Transport						
Elevators						
Hydraulic	100% Other Observation, Extent: Light, Location: B-1	LIFE Area Affected : 100	**			
Eiro Cumprossion	Explanation : One Unit					
Fire Suppression Sprinkler						
No Component	95%					
Generic	5%	2047	* *	1-2	\$200	

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

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

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

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Electrical	\$73,800	
Mechanical		\$69,300
Total	\$73,800	\$69,300
Importance Code B	\$73,800	\$69,300
Total	\$73,800	\$69,300

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$150,500	\$9,800	\$2,600	\$55,200
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	
Total	\$150,500	\$9,800	\$2,600	\$55,200



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

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

Asset #: 13315

chitecture	Curr	ent Repair	Futur	e Replacement	М	aintenance	
stem Component Type	% of Fail D Total (Yea	eate Estimated Cost rs)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
erior							
Exterior Walls							
Masonry: Brick	_	v \$31,900 Elements, Extent : Sev Thwest And Northeast			5	\$10,400	
		face, Extent : Moderd hwest And Northeast					
		on, Extent : Light, Arec hwest And Northeast					
	Explanation : S	afety Netting Applied	To Areas	Where Masonry Is	Delamin	ating	
Metal Coiling Doors	10%		2040	* *	5	\$3,800	
Window Wall	5%		2037	* *	5	\$2,300	
	Location: Thre	=	a Affected	: 100%			
xx z' 1	Explanation : T	hermally Inefficient					
Windows	750/		2025	* *	-	¢700	
Aluminum	75% Other Observatio Location : Thro	on, Extent : Light, Area	2035 a Affected		5	\$700	
	Explanation: T	hermally Inefficient					
Glass Block	25% 2-4 Jnt Mortar Miss/ Location : At C	Erod, Extent : Modero	LIFE ate, Area A	* * Affected : 50%	5	\$200	
	Other Observation Location : At C	on, Extent : Light, Ared lerestory	a Affected	: 30%			
	Explanation : F	Perimeter Caulking Re	ecently Re	placed.			
Parapets	0.007		LIDE		_	#1 100	
Masonry: Brick	90%		LIFE	* *	5	\$1,400	
Metal Panel	5%	#200	2047	* *	5	\$300	
Slate	5% 0-2 Jnt Mortar Miss/ Location : Thro	Erod, Extent : Light, A	LIFE Area Affec		5	\$100	
Roof							
Modified Bitumen	100% Nov		2032	* *			
		Moderate, Area Affec h Section Of Roof	ted : 10%				
	_	: Light, Area Affected ^f Located On North Si		restory			
		n, Extent : Moderate, r Community Room, C			Work Ar	eas	
		on, Extent : Light, Are Side Of Clerestory	a Affected	: 2%			
	Explanation: N	Aetal Cap Flashing M	issing On	One Side Of Clere	story		

Interior

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

Asset #: 13315

Architecture	Current Repair Future Replacement Mainten		aintenance	ance			
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nterior							
Floors							
Carpet	70% Now	\$100,500	2029	* *	3	\$11,700	
	Punct/Tear/Impact Dan Location : Main Read	0 .	ght, Area	Affected : 10%			
	Staining/Discoloring, I	Extent : Moderate	, Area Aj	ffected : 40%			
	Location: Throughou	ıt					
	Worn/Eroded, Extent:	Moderate, Area A	Affected :	100%			
	Location : Throughou	ıt					
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, Ext	ent : Light, Area	Affected	: 1%			
	Location : Clerestory	,					
Ceilings							
AcousTileSusp.Lay-In	85%		2040	* *	5	\$9,800	
	Staining/Discoloring, I		, Area Aj	ffected : 100%			
	Location: Throughou	ıt					
	Water Penetration, Ext	ent : Moderate, A	rea Affe	cted : 10%			
	Location: Communit	ty Room, Compute	er Area, .	Reading And Work	Areas		
Exposed Struc: Steel	5%		LIFE	* *			
Plaster	10%		LIFE	* *	5	\$700	

ectrical	Current Repair	Futur	Future Replacement Maintenance		Maintenance	
stem Component Type	% of Fail Date Estimated Co Total (Years)	st Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
der 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2027	\$1,500	5	\$200	
	Other Observation, Extent : Light, Ar	rea 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	

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

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

Asset #: 13315

Electrical	Current Repair	Futu	re Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cos Total (Years)	t Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
	Other Observation, Extent: Moderate	, Area Affe	ected : 100%			
	Location: First Floor					
	Explanation : No Ground Wire Jump	ing Water	Meter			
Lighting						
Interior Lighting						
Fluorescent	98%	2022	\$73,800	10	\$6,700	
	Other Observation, Extent : Light, Are	ea 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	

Mechanical	Current Repair	Future Re	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Est	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source						
Electricity	2%	2047	* *	1		
	Other Observation, Extent: Light,	Area Affected: 10	9%			
	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	
Convector/Radiator	30%	2032	* *	1	\$700	
Air Conditioning						
Energy Source						
Electricity	100%	2043	* *	1		

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

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

Mechanical		Current Rep	air	Futur	e Replacement	М	aintenance	
System Component Type	% of Total	Fail Date E (Years)	stimated 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 No Component	70% 30%			2022	\$16,600	1	\$3,200	
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	100%			LIFE		2-3	\$4,100	
Roof	Location Unit Inope	tent : Severe, : Toilet Exhai	: Severe, Area A		**	2	\$200	
Plumbing								
H/C Water Piping Brass/Copper	100%			2047	* *	1		
Water Heater Gas Fired		ervation, Exte : 1st Floor	nt : Light, Area	2022 Affected	\$4,300 3:100%	2	\$100	
	Explanati	ion : 30 Gallo	on					
Sanitary Piping Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
Fixtures Generic	100%							

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

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

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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

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$71,800
Electrical		\$150,200
Mechanical		\$184,600
Total		\$406,600
Importance Code A		\$71,800
Importance Code B		\$334,700
Tr. 4.1		0.407 (0.0

Total \$406,600

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
Exterior Architecture	\$36,700	1 1 2020	1 1 2021	1 1 2022
Interior Architecture	\$41,500		\$5,200	\$900
Electrical	\$20,500	\$700	\$900	\$800
Mechanical	\$4,600	\$2,100	\$1,900	\$1,600
Total	\$103,300	\$2,800	\$8,100	\$3,300
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
Total	\$103,300	\$2,800	\$8,100	\$3,300



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

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

Asset #: 13316

Architecture		Current I	Repair	Future Replacement		Maintenance			
System Component Type	% of I 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	1000/			•••		_	0.7.100		
Aluminum	100%			2044	* *	5	\$5,100		
Parapets	0.50/					7 10	010 100		
Masonry: Brick	95%	3.7	Φ2 000	LIFE	* *	5-10	\$12,400		
Masonry: Limestone		Now	\$2,000	LIFE		5	\$100		
			d, Extent : Moderat	e, Area A	Affectea : 50%				
	Location .		1 F M - 1		ACC				
	_		ed, Extent : Modera	te, Area	Ајјестеа : 50%				
Roof	Location .	. Coping							
Modified Bitumen	100%			2028	\$71,800	10	\$12,200		
Soffits	10070			2028	\$71,000	10	\$12,200		
Cast in Place Concrete	100%			LIFE	* *	5			
Interior	10070			LII L					
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	200/			20.40	* *				
Aluminum Picket	30%			2048	* *				
Chain link	70%			2038	* *				
Free Standing Walls	1000/			2040	* *				
Masonry: Brick	100%			2048	* *				
Retaining Walls	1000/			2062	* *				
Cast in Place Concrete	100%			2063	* *				
Site Pavements									
Public Sidewalk Cast in Place Concrete	100%			2041	* *				
	100%			∠041					
On-Site Walkways Cast in Place Concrete	100%			2033	* *				
Casi iii Flace Concrete	10070			2033					

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

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

Asset #: 13316

Electrical	Current Repair	Future R	eplacement	Ma	aintenance	
System Component Type	% of Fail Date Estimat Total (Years)	ted Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment	100/	2020	#2 00	_		
Fused Disc Sw	10%	2028	\$200	5		
	Other Observation, Extent: Mo	oderate, Area Affectea	t : 100%			
	Location : Electrical Room	M ' D'				
14 11 1 G PI	Explanation : One 200 Ampe				#200	
Molded Case Bkrs	90%	2028	\$1,400	5	\$300	
	Other Observation, Extent : Mo Location : Electrical Room	oaerate, Area Affectea	l: 100%			
		waa Main Diaaannaat	Ci t als			
Switchgear / Switchboard	Explanation: One 400 Ampe	res Main Disconnect i	Swiich			
Molded Case Bkrs	100%	2028	\$32,700	5	\$300	
Raceway	10070	2028	\$32,700		\$300	
Conduit	90%	2028	\$28,600	1		
Conduit	10%	2038	\$20,000 * *	1		
Panelboards	1070	2030				
Fused Disc Sw	5%	2027	\$800	5		
Molded Case Bkrs	85%	2027	\$12,900	5	\$200	
Molded Case Bkrs	10%	2044	**	5	42 00	
Wiring	1070					
Braided Cloth	65% 2-4 \$	18,300 2053	* *	1		
	Insulation Aged, Extent: Sever Location: Throughout The B	re, Area Affected : 100	9%			
Thermoplastic	30%	2028	\$8,400	1		
Thermoplastic	5%	2048	**	1		
Motor Controllers	370	2040		1		
Locally Mounted	80%	2041	* *	5	\$100	
Locally Mounted	20%	2026	\$6,100	5	Ψ100	
round	200		40,-00			
Grounding Devices						
Generic	100%	LIFE	* *	5	\$300	
ighting						
Interior Lighting						
Fluorescent	95%	2028	\$103,600	10	\$9,400	
	T-8 Lamps And Fixtures, Exten		fected : 100%			
	Location : Throughout The B	_				
	Other Observation, Extent : M		d : 100%			
	Location : Throughout The B	_				
	Explanation: Ballast & Bulb		res Are Old			
Fluorescent	5%	2028	\$5,500	10	\$500	
	Other Observation, Extent : M		l: 100%			
	Location: Staircase Landing					
	Explanation: Compact Fluor	rescent Light Fixtures				
Egress Lighting	500/	2022	ф д 3 00	1.0	#1 200	
Emergency, Battery	50%	2023	\$7,300	10	\$1,300	
	500 /					
Exit, Service Exterior Lighting	50%	2023	\$800	1		

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

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

Asset #: 13316

Electrical	Current Repair	Future Replace	ment	М	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	d Cost Year Estimate FY	ed Cost	Cycle (Yrs)	Estimated Cost	Priority
Alarm					·	
Security System						
No Component	30%					
Generic	70%	2033	* *	1	\$2,800	
	Other Observation, Extent : Mo	derate, Area Affected : 1009	%			
	Location : Throughout The Bu	ilding				
	Explanation: CCTV Survei	llance Cameras				
Fire/Smoke Detection						
No Component	30%					
Generic, Digital	70%	2033	* *	1-3	\$4,600	

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	te Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
leating	•						
Energy Source							
Natural Gas	100%		2048	* *	1		
Conversion Equipment							
Hot Water Boiler	100%		2041	* *	1	\$5,300	
		, Extent : Light, Area	Affected	: 100%			
		nent Boiler Room					
	Explanation: 1	Unit					
Distribution							
Hot Wtr Piping/Pump	100%		2044	* *	4	\$800	
Terminal Devices							
Air Handler	50%		2033	* *	1	\$3,300	
Convector/Radiator	50%		2033	* *	1	\$1,700	
ir Conditioning							
Energy Source							
Electricity	100%		2036	* *	1		
Conversion Equipment							
Ext Pkg Unit -	80%		2028	\$102,200	2	\$500	
Heating/Cooling	D 22 D 6 I	T	cc 1	2007			
		Extent : Light, Area A	ffected :	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%						
Tentilation Tentilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$9,500	
Exhaust Fans	1000						
Roof	100%		2028	\$16,900	2	\$300	

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

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

l echanical	Current	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
lumbing							
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: Baseme	ent					
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%						

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Print Date: 21-Sep-2017 QUEENS PUBLIC LIBRARY - FY 2018

Asset Name : SUNNYSIDE BRANCH LIBRARY

Address : 43-06 GREENPOINT AVE.

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

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
Total		\$119,100
Importance Code A		\$119,100
Total		\$119.100

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
Total	\$27,300	\$7,300	\$2,600	\$17,000
Importance Code A	\$24,300	\$4,700	\$400	\$400
Importance Code B	\$3,000	\$2,600	\$2,200	\$16,600
Importance Code C				
Total	\$27,300	\$7,300	\$2,600	\$17,000



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

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

Asset #: 13317

rchitecture		Current F	Repair	Futur	e Replacement	M	aintenance	
ystem Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	* *	5	\$8,800	
Window Wall	20%			2050	* *	5	\$8,200	
		nstruction, 1 : North Fo	Extent : Light, Are ucade	a Affecte	ed : 100%			
Windows								
Aluminum	100%			2040	* *	5	\$500	
Roof								
Modified Bitumen		Now	\$23,800	2024	\$119,100			
		etration, E. n : Through	xtent : Moderate, A out	rea Affeo	cted : 10%			
Skylight, Metal/Glass	10%			2044	* *	10	\$7,500	
terior								
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	
		place Evide i : Through	ent, Extent : Light, . out	Area Affe	ected : 100%			
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$1,400	
Glass: Single Pane	5%			LIFE	* *	5	\$300	
Gypsum Board	45%			LIFE	* *	5	\$1,900	
		place Evide ı : Through	ent, Extent : Light, . out	Area Affe	ected : 100%			
Ceilings								
AcousTileSusp.Lay-In	90%			2037	* *	5	\$10,800	
			Extent: Moderate	, Area Aj	ffected : 15%			
	Location	i : Through	out					
	Water Pen	etration, E.	xtent : Moderate, A	rea Affe	cted : 10%			
	Location	: Through	out					
Exposed Struc: Steel	5%			LIFE	* *			
Gypsum Board	5%			LIFE	* *	5	\$700	

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2024	\$1,500	5	\$200	
	Other Observation, Extent: Moderate,	Area Affec	eted : 100%			
	Location : Electrical Room					
	Explanation : Main Service Switch Ra	ated @ 400	O Amperes			
Switchgear / Switchboard		•				<u>. </u>
Molded Case Bkrs	100%	2024	\$32,700	5	\$200	

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

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

Asset #: 13317

Electrical	Current Repair	Future R	eplacement	M	aintenance	
System Component Type	% of Fail Date Estimate Total (Years)	ed Cost Year Es FY	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Raceway						
Conduit	100%	2050	* *	1		
Panelboards	1000/	2046	* *	_	#200	
Molded Case Bkrs	100%	2046	* *	5	\$200	
Wiring	1000/	2050	* *	1		
Thermoplastic	100%	2050	* *	1		
Motor Controllers	1000/	2041	* *	-	#100	
Locally Mounted	100%	2041	* *	5	\$100	
fround						
Grounding Devices Not Accessible	100%					
ighting	10076					
Interior Lighting						
Fluorescent	80%	2032	* *	10	\$5,900	
Tuorescent	T-5 Lamps And Fixtures, Extent		fected · 100%	10	\$5,700	
	Location: Throughout		20104 . 10070			
El	10%	2032	* *	10	\$700	
Fluorescent	Other Observation, Extent : Mo			10	\$700	
	Location: Throughout	метине, Атей Ајјесне	1.100/0			
	Explanation : Compact Fluor	escent Liaht Firtures				
Fluorescent	10%	2032	* *	10	\$700	
Fluorescent	T-8 Lamps And Fixtures, Extent			10	\$700	
	Location : Bookcase Area	і . Мойегиге, Агей Ад	eciea . 100/0			
Egress Lighting	Locuiton : Bookcuse Area					
Emergency, Battery	50%	2032	* *	10	\$1,000	
Exit, Service	50%	2032	* *	10	\$1,000	
Exterior Lighting	3070	2032		1		
HID	100%	2024	\$30,600	10		
.larm	10070	2024	φ50,000	10		
Security System						
Generic	100%	2032	* *	1	\$3,000	
Contro	Other Observation, Extent : Mo		l : 100%	1	Ψ5,000	
	Location: Throughout The Bi		200,0			
	Explanation: C C T V Survey	_				
Fire/Smoke Detection						
Generic	100%	2032	* *	1-3	\$4,900	
	Other Observation, Extent : Mo		l : 100%		Ψ 1,5 00	
	Location : Throughout The Bi					
	Explanation: Strobe Lights, A		nd Smoke Dete	ector		

Mechanical	Current	Repair	Futur	re Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source							
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.

Mechanical	Curr	ent Repair	Futur	e Replacement	М	aintenance	
System Component Type	% of Fail I Total (Yea	Date Estimated Cost ars)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Conversion Equipment							
Hot Water Boiler	100%		2041	**	1	\$4,000	
		on, Extent : Light, Area	Affected	: 100%			
	Location : Boi						
D: ('1 - ('	Explanation:	I Unit					
Distribution	100%		2040	* *	4	\$600	
Hot Wtr Piping/Pump	100%		2040		4	\$600	
Terminal Devices Air Handler	90%		2029	* *	1	¢4 500	
				* *	1	\$4,500	
Convector/Radiator	10%		2037		1	\$300	
Air Conditioning							
Energy Source Electricity	100%		2046	* *	1		
Conversion Equipment	10070		2040		1		
Ext Pkg Unit -	100%		2029	* *	2	\$500	
Heating/Cooling	10070		2029		2	\$300	
Heating/Cooling	Other Observati	on, Extent : Light, Area	Affected	. 100%			
	Location: Rooj		Пуссиси	. 10070			
		R-410a Refrigerant					
Ventilation	2	t 710tt Hoj7tgortiitt					
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.

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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
Total	\$377,100	\$82,300
Importance Code B	\$377,100	\$82,300
Total	\$377,100	\$82,300

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
Total	\$52,500	\$15,700	\$2,000	\$8,400
Importance Code A	\$28,000	\$13,100	\$400	\$400
Importance Code B	\$24,500	\$2,600	\$1,700	\$8,000
Importance Code C				
Total	\$52,500	\$15,700	\$2,000	\$8,400



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

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

Asset #: 13319

Architecture	Current Repair			Futur	e Replacement	M	Maintenance	
System Component Type	% of 1 Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
xterior								
Exterior Walls	100/		444 - 00			_	A. 1 00	
Cast in Place Concrete	Cracking/C	Now Trumbling, South Fa	\$11,700 Extent : Severe, An	LIFE rea Affec	* * ted : 25%	5	\$3,400	
	Exposed Re		nt, Extent : Severe,	Area Af	fected : 10%			
	Location	: South Fa						
	Location	: South Fa			cted : 50%			
		on : 1emp	orary Support In P		4. 4.			
Masonry: Brick	90%			LIFE	* *	5	\$6,100	
Windows Aluminum	100%			2040	* *	5	\$1,500	
Parapets Metal Security Bars	20% 80%			2039	* *			
No Component Roof	80%							
Built-Up (BUR)		Now g Surface,	\$11,100 Extent : Light, Are	2034 a Affecte	* * d : 100%			
			ion Over Main Ent xtent : Moderate, A	-	cted : 10%			
		: Over Ma		55				
		ed, Extent : Over Ma	: Moderate, Area A in Entry	ffected :	25%			
Metal Panel	60%			2037	* *	10	\$26,300	
Roll Roofing	10%			2020	\$10,000	5	\$4,000	
Single Ply Membrane	20%			2029	* *	10	\$4,800	
nterior								
Floors								
Cast in Place Concrete	10%			LIFE	* *	5	\$2,400	
Ceramic Tile	5%			2033	* *	5	\$600	
Vinyl Tile		Now	\$80,700	2034	* *	3	\$3,500	
	Location .	: Through						
	Location .	: Through						
			xtent : Moderate, A	Area Affe	cted : 100%			
		: Through on : 9x9 T						
Interior Walls								
Concrete Masonry Unit	50%			LIFE	* *	5	\$1,700	
Glass: Single Pane	10%			LIFE	* *	5	\$600	
~				LIFE	* *			
Masonry: Brick	30%			LIFE				

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

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

Asset #: 13319

Architecture	Current Repair			Future Replacement		Maintenance			
System Component Type	% of Total	Fail Date 1 (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	85%	Now	\$76,800	2044	* *	5	\$5,900		
	Staining/Di	iscoloring, 1	Extent : Moderate	Area A	ffected : 50%				
	Location	: Throughou	ut						
	Worn/Erod	ed, Extent :	Moderate, Area A	ffected :	50%				
	Location	: Throughou	ut						
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 E (Years)	stimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts	•							
Service Equipment								
Molded Case Bkrs	100%			2024	\$1,500	5	\$200	
			ent : Moderate, A	rea Affe	ected : 100%			
		: Electrical I						
	Explanat	ion : No Nam	eplate Ratings A	vailable				
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		
		Aged, Extent : Throughou	: Moderate, Ared t	a Affecte	ed : 100%			
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 Lamp	s And Fixture	es, Extent : Mode	rate, Ar	ea Affected : 100%			
	Location	: Throughou	t The Building					
Fluorescent	5%			2024	\$3,700	10	\$300	
		ervation, Exte : Bookcase S	ent : Moderate, A Section	rea Affe	ected : 100%			
	Explanat	ion · Compac	rt Fluorescent Li	ahtina				

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

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

Asset #: 13319

Electrical	Current Repair	Future Re	Future Replacement		Maintenance	
System Component Type	% of Fail Date Estimated Total (Years)	d Cost Year Es	timated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting						
Egress Lighting						
Emergency, Service	50%	2029	* *	1		
Exit, Service	50%	2029	* *	1		
Exterior Lighting						
HID	100%	2024	\$28,200	10		
Alarm						
Security System						
Generic	100%	2029	* *	1	\$2,800	
	Other Observation, Extent: Mod	derate, Area Affected	! : 100%			
	Location: Throughout The Bu	ilding				
	Explanation: Intrusion Alarm	Only, Motion Sensor	rs			
Fire/Smoke Detection						
Generic	100%	2029	* *	1-3	\$4,500	
	Other Observation, Extent : Mod	derate, Area Affected	! : 100%			
	Location : Throughout The Bu	ilding				
	Explanation : Strobe Lights, M	anual Pull Station A	nd Smoke Dete	ectors		

Mechanical	Current R	Repair	Futur	e Replacement	M	Maintenance	
System Component Type	% of Fail Date Total (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, E.	xtent : Light, Area	Affected	: 100%			
	Location : Boiler Ro	oom					
	Explanation: 1 Unit	t					
Distribution							
Hot Wtr Piping/Pump	100%		2032	* *	4	\$500	
Terminal Devices							
Air Handler	80%		2024	\$78,600	1	\$3,600	
Convector/Radiator	20%		2029	* *	1	\$500	
Air Conditioning							
Energy Source							
Electricity	100%		2032	* *	1		
Conversion Equipment							
Int Pkg Unit -	100%		2022	\$148,600	2	\$500	
Heating/Cooling							
	R-22 Refrigerant, Ext		fected :	100%			
	Location : Mechanic	cal Room					
Heat Rejection							
Air Cooled Condenser	100%		2024	\$14,100	2	\$5,100	
Unit							
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,100	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Mechanical	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	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%						

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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

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
Total	\$9,700	\$5,600	\$11,900	\$18,500
Importance Code A	\$2,100	\$300	\$1,500	\$300
Importance Code B	\$7,600	\$5,300	\$10,400	\$18,200
Importance Code C				
Total	\$9,700	\$5,600	\$11,900	\$18,500



Maintenance \$ are aggregated over a 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 Fail Date Total (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 Location: Through		rea Affec	eted : 25%				
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 Evide	_	Area Affe	ected : 100%				
	Location : Through	out						
Parapets	0.50/		TIPP	ماد برای	_	# 000		
Masonry: Brick	95%		LIFE	**	5	\$800		
	Recent Repair Eviden Location : Through		rea Affec	rted : 20%				
Pre-Cast Concrete	5%		LIFE	* *	5	\$300		
Roof								
Modified Bitumen	98%		2034	* *	10	\$9,300		
Skylight, Metal/Glass	2%		2034	* *	10	\$600		
Interior								
Floors	(50/		2025	Ф 7 0.200	2	Ф1 2 200		
Carpet	65%	Sutant Light Anga	2025	\$79,300	3	\$12,300		
	Recent Installation, E Location : Through		Ајјестеа	: 100%				
Cast in Place Concrete	5%		LIFE	* *	5	\$1,000		
Ceramic Tile	5%		2037	* *	5	\$500		
Vinyl Tile	25%		2032	* *	3	\$900		
	Recent Replace Evide Location: Through		Area Affe	ected : 100%				
Interior Walls								
Cast in Place Concrete	5%		LIFE	* *				
Concrete Masonry Unit	5%		LIFE	* *	5	\$300		
Gypsum Board	80%		LIFE	* *	5	\$6,900		
	Recent Replace Evide Location: Through	_	Area Affe	ected : 100%				
Plaster	10%		LIFE	* *	5	\$400		
Ceilings								
AcousTileConcealSpLn	90%		2041	* *	5	\$10,600		
•	Recent Replace Evide Location : Through		Area Affe	ected : 100%				
Plaster	10%		LIFE	* *	5	\$600		
1 145161	10/0					ΨΟΟΟ		

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

Maintenance \$ are aggregated over a 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	Future Replacement		Maintenance		
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Inder 600 Volts							
Service Equipment							
Fused Disc Sw	100%	2050	* *	5			
	Other Observation, Extent : Moderate, A	Area Affect	ted : 100%				
	Location : Electrical Room						
	Explanation : Main Service Switch Ra	ted @ 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		
ighting							
Interior Lighting							
Fluorescent	90%	2032	* *	10	\$5,200		
	T-5 Lamps And Fixtures, Extent: Model Location: Throughout The Building	rate, Area I	Affected : 100%				
Fluorescent	10%	2032	* *	10	\$600		
	T-8 Lamps And Fixtures, Extent : Model Location : Mechanical Room	rate, Area	Affected : 100%				
Egress Lighting							
Emergency, Battery	50%	2032	* *	10	\$800		
Exit, Service	50%	2032	* *	1			
Exterior Lighting							
HID	100%	2032	* *	10			
Marm							
Security System							
Generic	100%	2032	* *	1	\$2,400		
	Other Observation, Extent : Moderate, A	Area Affect	ted : 100%				
	Location : Throughout The Building						
	Explanation : C C T V Surveillance C	Cameras					
Fire/Smoke Detection							
Generic	100%	2032	* *	1-3	\$3,900		
	Other Observation, Extent : Moderate, A	Area Affect	ted : 100%				
	Location : Throughout The Building						
	Explanation : Strobe Lights, Manual I	Pull Statior	ı, Horns And Smo	oke Detec	etors		

Mechanical	Cu	rent	Repair	Futu	re Replacement	M	aintenance	
System Component Type		Date ars)	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 F	Repair	Future	Replacement	М	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating							
Energy Source Natural Gas	100%		2034	* *	1		
Conversion Equipment							
Furnace	100% Other Observation, E	Extent : Light, Area	2032 Affected .	**	1	\$3,100	
	Location: Roof						
A: G 177	Explanation: 1 Roo	of Top Package Uni	t				
Air Conditioning							
Energy Source Electricity	100%		2040	* *	1		
Conversion Equipment Ext Pkg Unit -	100%		2032	* *	2	\$400	
Heating/Cooling					2	\$400	
	R-22 Refrigerant, Ext Location : 1 Unit O		ffected : I	100%			
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	1000/		LIPP	* *			
Hydraulic	100% Other Observation, E Location : Bl. B, G, Explanation : 1 Uni	1.	LIFE Affected .				

Maintenance \$ are aggregated over a 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

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

CAPITAL	FY 2019 - 2022	FY 2023 - 2028
Exterior Architecture		\$72,200
Interior Architecture		\$37,000
Electrical	\$79,100	\$55,500
Mechanical		\$298,700
Total	\$79,100	\$463,400
Importance Code A		\$72,200
Importance Code B	\$79,100	\$391,200
Total	\$79,100	\$463,400

EXPENSE	FY 2019	FY 2020	FY 2021	FY 2022
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
Total	\$64,300	\$5,700	\$8,700	\$19,000
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	
Total	\$64,300	\$5,700	\$8,700	\$19,000



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

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

Asset #: 13321

Architecture		Current	Repair	Futur	e Replacement	M	aintenance	
System	% of 1	ail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
Component Type	Total	(Years)		FY		(Yrs)		
Exterior				<u> </u>				<u> </u>
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	* *	5	\$17,400	
Masonry: Brick	90%			LIFE	* *	5	\$20,100	
Windows	7070			- LII L			Ψ20,100	
Aluminum	100%			2035	* *	5	\$2,300	
Parapets	10070			2035			Ψ2,300	
Cast Stone/Terra Cotta	10%	Now	\$9,300	LIFE	* *	5	\$2,800	
			xtent : Moderate, A		cted : 20%	-	, , , , , , , , , , , , , , , , , , , ,	
	Location :			55				
	Other Obse	rvation, E	Extent : Moderate, A	Area Affe	cted : 20%			
	Location :							
	Explanati	on : Cove	red With Temporar	y Waterp	roof Membrane			
Masonry: Brick	90%		\$18,900	LIFE	**	5	\$3,200	
			Extent : Moderate, A		cted : 15%	-	4-,	
			Lower And Upper					
			red With Temporar	-	roof Membrane			
Roof	- 1							
Modified Bitumen	100%	4+	\$1,400	2027	\$72,200			
	Alligatoring	g, Extent :	Light, Area Affect	ed : 50%				
	Location .	Through	out					
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	
			Extent: Light, Are		ed : 1%			
			hroom In Basemen					
			xtent : Light, Area		: 10%			
	Location .	Staff Bai	throom In Basemen	t				
Wood	5%			LIFE	* *	5	\$6,700	
Ceilings								
Gypsum Board	80%			LIFE	* *	5	\$13,300	
Plaster	20%	4+	\$700	LIFE	* *	5	\$1,700	
	Cracking/C	rumbling,	Extent : Light, Are	ea Affecte	ed : 1%			
	Location .	Staff Bai	throom In Basemen	t				
Site Enclosure								
Fence/Gates								
Chain link	40%			2047	* *			
Iron Picket	60%			2062	* *			

Site Pavements

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

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

Asset #: 13321

Architecture	Curren	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Dat Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements							
On-Site Walkways							
Cast in Place Concrete	100%		2040	* *			

Electrical	Current Repair	Future	Replacement	M	aintenance	
System Component Type	% of Fail Date Estimated Cost Total (Years)	t Year I FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
nder 600 Volts						
Service Equipment						
Molded Case Bkrs	100%	2027	\$1,500	5	\$200	
	Other Observation, Extent: Light, Are		100%			
	Location: Basement Electrical Room					
D	Explanation: Rating Is Not Availabl	e				
Raceway Conduit	95%	2027	\$30,200	1		
Conduit	5%	2027	\$30,200 * *	1 1		
Panelboards	370	2037		1		
Molded Case Bkrs	90%	2026	\$13,600	5	\$200	
Molded Case Bkrs	10%	2035	**	5	\$200	
Wiring	1070	2033				
Braided Cloth	25% 2-4 \$7,000	2052	* *	1		
Braided Cloth	Insulation Aged, Extent : Light, Area A		0%	1		
	Location : Basement	33				
Thermoplastic	75%	2037	* *	1		
Motor Controllers						
Locally Mounted	100%	2025	\$15,300	5	\$100	
round						
Grounding Devices						
Generic	100%	LIFE	* *	5	\$100	
	Other Observation, Extent : Moderate Location : Basement	, Area Affecto	ed : 100%			
	Explanation: There Is No Ground W	⁷ ire Jumper A	At The Water Met	er.		
ighting						
Interior Lighting						
Fluorescent	88%	2022	\$79,100	10	\$7,200	
	Other Observation, Extent : Moderate	, Area Affect	ed : 100%			
	Location: Throughout					
	Explanation: Using T-12 Lamps					
Fluorescent	10%	2027	\$9,000	10	\$800	
	Other Observation, Extent : Moderate	, Area Affect	ed : 100%			
	Location : First Floor					
	Explanation: Using T-8 Lamps					
HID	2%	2027	\$1,200	10		
Egress Lighting						
Emergency, Battery	50%	2022	\$6,100	10	\$1,100	
Exit, Battery	50%	2022	\$2,100	10	\$300	

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.

Asset #: 13321

Electrical	ctrical Current Repair		Future Replacement		Maintenance			
System Component Type	% of Fail D Total (Year	ate Estimated Cost cs)	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	Curre	nt Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Da Total (Year	ate Estimated Cost s)	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	
	Other Observation	n, Extent : Light, Area	Affected	: 100%			
	Location: Baser	nent					
	Explanation : No	ot Insulated					
Terminal Devices							
Convector/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	
Cooling	Damaged, Extent : Moderate, Area Affected : 10% Location : Basement						
		n, Extent : Moderate, 1	Area Affe	cted : 10%			
	Location : Baser		33				
	Explanation : Co	ompressor Needs Repo	ıir				
Split Unit	5%		2032	* *			
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2	\$11,500	
Heat Rejection Air Cooled Condenser	100%		2027	\$17,000	2	\$6,200	
Unit	Other Observation Location: Roof	n, Extent : Light, Area	Affected	: 100%			
	•	o Pipe Insulation					
Ventilation		T					
Distribution							
Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,900	

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

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

Mechanical		Current F	Repair	Futur	e Replacement	M	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, Ex	tent : Mod	'erate, Area Affecte	d: 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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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

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
Total	\$177,800	\$422,500
Importance Code A	\$177,800	\$43,000
Importance Code B		\$379,500
Total	\$177,800	\$422,500

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
Total	\$182,000	\$6,500	\$11,300	\$11,600
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
Total	\$182,000	\$6,500	\$11,300	\$11,600



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

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

Asset #: 13322

chitecture	Current Re	pair	Futur	e Replacement	Ma	aintenance		
stem Component Type	% of Fail Date 1 Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
erior								
Exterior Walls								
Masonry: Brick	85% Now	\$91,400	LIFE	**	5	\$29,900		
	Cracking/Crumbling, E			d : 10%				
	Location : East Faca Jnt Mortar Miss/Erod,			ffeeted , 500/				
	Location : Throughou		e, Area A	<i>јјестеа</i> . 50%				
Masanny Limastana	10% Now	\$86,400	LIFE	* *	5	\$2,600		
Masonry: Limestone	Cracking/Crumbling, E	. ,			3	\$2,000		
	Location : North Fac	_	a rijjeete	u . 570				
	Jnt Mortar Miss/Erod,		e, Area A	ffected : 25%				
	Location : Cornice A			,,,				
	Staining/Discoloring, I	Extent : Moderate	, Area Af	fected : 10%				
	Location: Cornice							
Pre-Cast Concrete	5%		LIFE	* *	5	\$11,400		
Windows								
Aluminum	100%		2044	* *	5	\$2,000		
Parapets	700/		LIPE	* *	5.10	Ф4 400		
Masonry: Brick Masonry: Limestone	72% 5%		LIFE LIFE	* *	5-10 5-10	\$4,400 \$500		
Masoniy. Limestone		tent · Moderate 4			3-10	\$300		
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Coping							
	Explanation : Coping	Covered With M	etal					
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 Flashin	_	erate, Are	ea Affected : 5%				
	Location: Over Staff		A CC	. 1 50/				
	Water Penetration, Ext Location : Over Staff		rea А <u></u> ђес	rtea : 5%				
Soffits	Locuion . Over stajj	Restroom						
Masonry: Limestone	100% 4+	\$200	LIFE	* *	5			
	Int Mortar Miss/Erod,	*		ed : 5%	-			
	Location : 55 Street	0 ,	33					

Interior

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

Asset #: 13322

Architecture	Current Repair		Future Replacement		М	aintenance	
System Component Type	% of Fail Date Total (Years)	e Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior							
Floors	400/ 37	#02.200	2020	ata ata	2	#10.000	
Carpet	40% Now	\$93,300	2030	**	3	\$10,800	
	Punct/Tear/Impact I Location : Various	_	vere, Are	a Affectea : 50%			
	Staining/Discoloring		maa Affaa	tod . 200/			
	Location : Various		геи Ајјес	iea . 2076			
	Uneven Substrate, E		Affected	. 30%			
	Location : Various		Пусстеи	. 5070			
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		, Area Af	fected : 10%			
	Location : Boiler I						
	Water Penetration, I		rea Affec	rted : 10%			
·	Location : Boiler I	Room					
Ceilings	5 0 /		20.41	ata ata	_	#200	
AcousTileSusp.Lay-In	5%		2041	* *	5	\$900	
Exposed Struc: Wood	35%		LIFE	* *	10	\$9,900	
Plaster Plaster	55% 5% Now	\$1,200	LIFE LIFE	* *	5-10 5	\$17,800 \$600	
Flastel		·			3	\$000	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Boiler Room And Staff Restroom						
	Water Penetration, I			rted : 10%			
		Room And Staff Rest					
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	1000/		20.41	عار الم			
Cast in Place Concrete	100%		2041	* *			

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

Under 600 Volts

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

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

Asset #: 13322

Electrical	Current I	Repair	Futur	e Replacement	M	aintenance	
System Component Type	% of Fail Date Total (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts							
Service Equipment							
Molded Case Bkrs	100%		2028	\$1,500	5	\$300	
	Other Observation, E		Area Affe	cted : 100%			
	Location : Electrica						
~	Explanation: Main	Service Rated @ 4	100 Ampe	eres			
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, Exte		a Affecte	d: 100%			
	Location: Upper F	loors					
Thermoplastic	70%		2048	* *	1		
Ground							
Grounding Devices							
Generic	100%		LIFE	* *	5	\$400	
	Other Observation, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location: Basemen	nt					
	Explanation: Conn	ected To Metal War	ter Pipe				
Lighting							
Interior Lighting							
Fluorescent	95%		2028	\$116,100	10	\$10,500	
	T-8 Lamps And Fixtu		ate, Area	a Affected : 100%			
	Location: Through	out The Building					
Fluorescent	5%		2023	\$6,100	10	\$600	
	T-12 Lamps And Fixt	ures, Extent : Mode	erate, Are	ea Affected : 100%			
	Location: Basemen	nt					
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, E	Extent : Moderate, A	Area Affe	cted : 100%			
	Location : Outside .	And Inside					
	Explanation: CCT	V Surveillance Cam	ieras And	d Intrusion Alarm			

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

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

Asset #: 13322

Electrical	Current Repair	Future Replacement	Maintenance			
System Component Type	% of Fail Date Estimated Cost Total (Years)	Year Estimated Cost FY	Cycle Estimated Cost (Yrs)	Priority		
Alarm						
Fire/Smoke Detection						
Generic, Analog	100%	2033 **	1-3 \$7,400			
	Other Observation, Extent : Moderate, A	Area Affected : 100%				
	Location: Throughout The Building					
Explanation: Smoke Detector, Horns, Manual Pull Station And Strobe Lights						

Mechanical	Current Repair	Future Re	placement	M	aintenance	
System Component Type	% of Fail Date Estimated (Total (Years)	Cost Year Esti FY	imated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating						
Energy Source Natural Gas	100%	2048	* *	1		
Conversion Equipment						
Furnace	40% Other Observation, Extent: Light, Location: Roof Explanation: 1 Roof Top Packag		* *	1	\$2,400	
Steam Boiler	60% Recent Installation, Extent: Light, Location: Boiler Room	2048	* *	1	\$7,200	
	Other Observation, Extent: Light, Location: Basement Boiler Room Explanation: 1 Unit		%			
Distribution Central Plant Steam Piping/Pmp	60% Now \$11,6	500 2038	* *	4	\$400	
1 5 1	Leak Evident, Extent : Severe, Area Location : Throught	a Affected : 60%				
No Component	40%					
Terminal Devices Convector/Radiator No Component	60% 40%	2033	* *	1	\$2,300	
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, A Location : Roof	rea Affected : 100%	6			
Ventilation Distribution Ductwork/Diffusers	100%	LIFE	* *	2-5	\$10,600	
Exhaust Fans Roof	100%	2033	* *	2	\$400	

Plumbing

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

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

Mechanical	Current Repair	Future	Replacement	Maintenance		
System Component Type	% of Fail Date Estimated Total (Years)	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	t, Area Affected :	: 100%			
	Location: 1, Mezzanine, 2					
	Explanation: 1 Unit					