

Print Date : 22-Oct-2012

**QUEENS PUBLIC LIBRARY - FY 2013**

**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** : 19-Feb-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1  
**Block** : 11319 **Lot** : 1 **BIN** : 4855031

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$13,600	\$3,700		\$21,400
Interior Architecture	\$1,800	\$6,300	\$10,900	\$900
Electrical	\$300			
Mechanical	\$3,800	\$4,100	\$3,500	\$5,400
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$23,500</b>	<b>\$18,000</b>	<b>\$18,400</b>	<b>\$31,600</b>
Priority A	\$13,600	\$3,700		\$21,400
Priority B	\$8,100	\$8,000	\$18,400	\$9,300
Priority C	\$1,800	\$6,300		\$900
<b>Total</b>	<b>\$23,500</b>	<b>\$18,000</b>	<b>\$18,400</b>	<b>\$31,600</b>



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

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

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

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

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

## Exterior

## Exterior Walls

Masonry: Brick	45%		LIFE	**	5	\$6,500	A
Metal Panel	5%		2045	**	5-10	\$5,000	A
Pre-Cast Concrete	10%		LIFE	**	5	\$4,700	A
Window Wall	40%		2049	**	5	\$21,800	A

## Windows

Aluminum	100%		2044	**	5	\$5,500	A
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## Parapets

Metal Panel	5%		2045	**	5	\$100	A
Pre-Cast Concrete	45%		LIFE	**	5	\$1,300	A
No Component	50%						D

## Roof

Modified Bitumen	100%		2027	**	10	\$21,400	A
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## Interior

## Floors

Carpet	55%		2021	\$74,200	3	\$19,000	C
Cast in Place Concrete	10%		LIFE	**	5	\$5,000	C
Ceramic Tile	5%		2034	**	5	\$1,200	C
Vinyl Tile	30%		2029	**	3	\$3,500	C

## Interior Walls

Cast in Place Concrete	10%		LIFE	**			C
Ceramic Tile	5%		2034	**	5	\$800	C
Concrete Masonry Unit	25%		LIFE	**	5	\$1,500	C
Gypsum Board	60%		LIFE	**	5	\$5,400	C

## Ceilings

AcousTileSusp.Lay-In	95%		2036	**	5	\$21,900	B
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*Staining/Discoloring, Extent : Moderate, Area Affected : 1%*

*Location : Basement Corridor*

Exposed Struc: Steel	5%		LIFE	**			B
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Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%		2049	**	5	\$100	B
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*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

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

*Location : Electrical Room*

*Explanation : Main Service Protector Rated @ 1200a.*

## Switchgear / Switchboard

Fused Disc Sw	100%		2049	**	5	\$100	B
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*Recent Installation, Extent : Light, Area Affected : 100%*

*Location : Electrical Room*

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts									
	Raceway								
	Conduit	100%			2049	* *	1		B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Panelboards									
	Fused Disc Sw	95%			2044	* *	5	\$300	B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Molded Case Bkrs	5%			2044	* *	5		B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement							
Wiring									
	Thermoplastic	100%			2049	* *	1		B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
Motor Controllers									
	Locally Mounted	100%			2039	* *	5	\$100	B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Basement							
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	99%			2029	* *	10	\$14,000	B
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T8, T5 And Compact Fluorescent							
	HID	1%			2029	* *	10		B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Outside							
Egress Lighting									
	Emergency, Battery	50%			2029	* *	10	\$1,900	B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Exit, LED	50%			2059	* *	1		B
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							

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 Code

**Heating**

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$7,600	B
Distribution								
Hot Wtr Piping/Pump	100%			2044	**	4	\$800	B
Terminal Devices								
Air Handler	90%			2029	**	1	\$8,600	B
Convactor/Radiator	10%			2039	**	1	\$500	B
Air Conditioning								
Energy Source								
Electricity	100%			2044	**	1		B
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2024	**	2	\$1,000	B
Heat Rejection								
Remote Air Cond	100%			2029	**	2	\$10,700	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,600	B
Exhaust Fans								
Roof	100%			2029	**	2	\$500	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2049	**	1		B
Water Heater								
Gas Fired	100%			2019	\$4,000	2	\$200	B
Sanitary Piping								
Cast Iron	100%	Now	\$1,900	LIFE	**	1		B
Malfunctioning, Extent : Moderate, Area Affected : 5% Location : Vent Piping Not Working Properly								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		B
Sump Pump(s)								
Rigid Piping	100%			2029	**	4	\$1,300	B
Sewage Ejector(s)								
Electric	100%			2029	**	4	\$1,300	B
Backflow Preventer								
Generic	100%			2029	**	1	\$1,000	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			C
Other Observation, Extent : Light, Area Affected : 100% Location : B-1 Explanation : One Unit								

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

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Print Date : 22-Oct-2012

**QUEENS PUBLIC LIBRARY - FY 2013**

**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** : 17-May-2010 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,1M,2,3  
**Block** : 5043 **Lot** : 11 **BIN** : 4114282

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$35,500	\$177,500
Interior Architecture		\$160,800
Electrical	\$42,900	
Mechanical		\$154,800
<b>Total</b>	<b>\$78,400</b>	<b>\$493,100</b>
Priority A	\$35,500	\$177,500
Priority B	\$42,900	\$315,600
<b>Total</b>	<b>\$78,400</b>	<b>\$493,100</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$29,400		\$5,800	\$9,100
Interior Architecture	\$18,200	\$3,800		\$12,500
Electrical	\$7,600	\$6,200	\$12,500	\$9,400
Mechanical	\$24,700	\$15,000	\$27,500	\$17,200
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
<b>Total</b>	<b>\$87,800</b>	<b>\$32,900</b>	<b>\$53,800</b>	<b>\$56,000</b>
Priority A	\$29,400		\$5,800	\$9,100
Priority B	\$42,500	\$29,000	\$47,900	\$34,500
Priority C	\$15,900	\$3,800		\$12,500
<b>Total</b>	<b>\$87,800</b>	<b>\$32,900</b>	<b>\$53,800</b>	<b>\$56,000</b>



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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	20%			LIFE	**	5	\$7,600	A	
Metal/Glass Curt Wall	48%			LIFE	**	5	\$34,300	A	
Metal Coiling Doors	3%			2034	**	5	\$3,600	A	
Granite Panels	27%			LIFE	**	5	\$7,700	A	
Window Wall	2%			2051	**	5	\$2,900	A	
Recent Replace Evident, Extent : Light, Area Affected : 100%									
Location : Front Doors									
Windows									
Aluminum	98%			2037	**	5	\$18,100	A	
Metal Louvers	2%			2030	**	10	\$2,300	A	
Parapets									
Masonry: Brick	5%			LIFE	**	5	\$200	A	
Metal/Glass Curt Wall	50%			2041	**	5	\$8,800	A	
Metal Rail	35%			2034	**	5-10	\$28,700	A	
Granite Panels	10%	Now	\$3,000	LIFE	**	5	\$500	A	
Jnt Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
Built-Up (BUR)	90%	Now	\$35,500	2021	\$177,500			A	
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : At Bulkheads									
Plaza Roof: Stone Panels	8%	Now	\$7,200	2041	**			A	
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Conference Room A									
Other Observation, Extent : Moderate, Area Affected : 25%									
Location : Steps Over Conference Room A									
Explanation : Deteriotrated Joints									
Skylight, Plastic	2%			2034	**	1		A	
Interior									
Floors									
Carpet	30%			2020	\$125,500	3	\$42,900	C	
Cast in Place Concrete	10%			LIFE	**	5	\$15,600	C	
Ceramic Tile	5%			2030	**	5	\$3,600	C	
Granite Panels	30%			LIFE	**	5	\$16,100	C	
Vinyl Tile	20%			2026	**	3	\$7,100	C	
Wood	5%			2049	**	5	\$6,700	C	
Interior Walls									
Ceramic Tile	5%			2030	**	5	\$4,000	C	
Concrete Masonry Unit	15%			LIFE	**	5	\$4,800	C	
Glass: Single Pane	10%			LIFE	**	5	\$6,100	C	
Gypsum Board	60%			LIFE	**	5	\$29,000	C	
Metal Panel	5%			LIFE	**			C	
Wood	5%			LIFE	**	5	\$16,100	C	

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

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

## Interior

## Ceilings

AcousTileSusp.Lay-In	10%	Now	\$2,400	2034	**	5	\$3,600	B
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*Broken/Missing Elements, Extent : Moderate, Area Affected : 5%*

*Location : Conference Room A*

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

*Location : Conference Room A*

Exposed Concrete	10%			LIFE	**	5	\$1,100	B
Gypsum Board	20%			LIFE	**	5	\$17,900	B
Metal Panel	15%			LIFE	**	5	\$13,400	B

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

*Location : Corridors*

*Explanation : Suspension Panels*

Metal Panel	25%			LIFE	**	5	\$22,300	B
Wood	20%			LIFE	**	5	\$125,000	B

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

## Under 600 Volts

## Service Equipment

Fused Disc Sw	100%			2041	**	5	\$200	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Electrical Room*

*Explanation : One Electrical Service Rated @ 4000 Amps*

## Transformers

Dry Type	100%			2034	**	5	\$200	B
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## Switchgear / Switchboard

Fused Disc Sw	100%			2041	**	5	\$200	B
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## Raceway

Conduit	100%			2041	**	1		B
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## Panelboards

Fused Disc Sw	5%			2037	**	5	\$100	B
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Molded Case Bkrs	95%			2037	**	5	\$1,200	B
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## Wiring

Thermoplastic	100%			2041	**	1		B
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## Motor Controllers

Locally Mounted	10%			2034	**	5		B
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Motor Control Center	90%			2034	**	5	\$1,200	B
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## Ground

## Grounding Devices

Generic	100%			LIFE	**	5	\$700	B
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*Other Observation, Extent : Moderate, Area Affected : 100%*

*Location : Basement*

*Explanation : Metal Water Pipe*

## Stand-by Power

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

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Stand-by Power								
Transfer Switches								
Automatic	100%			2034	* *	1	\$14,700	B
Generators								
Diesel	100%			2030	* *	1	\$18,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Onan Diesel Genset, No Available Rating</i>								
Batteries								
Nickel Cadmium	100%			2016	\$600	5	\$10,600	B
Fuel Storage								
Day Tank	50%			2037	* *	5	\$4,400	B
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 75 Gallon Tank</i>								
Main Tank	50%			2049	* *	5	\$700	B
<i>Other Observation, Extent : Moderate, Area Affected : 95%</i>								
<i>Location : Basement</i>								
<i>Explanation : 3000 Gallon Tank</i>								
Lighting								
Interior Lighting								
Fluorescent	98%			2026	* *	10	\$42,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
HID	2%			2026	* *	10		B
Egress Lighting								
Exit, LED	100%			2049	* *	1		B
Exterior Lighting								
HID	100%			2026	* *	10	\$200	B
Alarm								
Security System								
Generic	100%			2026	* *	1	\$17,900	B
Fire/Smoke Detection								
No Component	60%							D
Generic	40%			2026	* *	1-3	\$12,100	B

<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
Heating								
Energy Source								
Interruptible Gas/Dual Fuel	100%			2041	* *	1		B

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2034	**	1	\$23,700	B
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units - Providing Chilled Water Also							
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$2,400	B
	Terminal Devices								
	Air Handler	60%			2026	**	1	\$17,700	B
	Convactor/Radiator	30%			2034	**	1	\$4,600	B
	Unit Heater-Stm/HW	10%			2026	**	4	\$700	B
Air Conditioning									
	Energy Source								
	Natural Gas	100%			2041	**	1		B
	Conversion Equipment								
	Absorption	100%			2026	**	1	\$51,700	B
	Chiller/Direct Fire								
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : Combination Heater - Chiller Units							
	Distribution								
	Chilled Wtr Pipe/Pump	100%			2041	**	4	\$2,400	B
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2026	**	1	\$29,600	B
	Heat Rejection								
	Water Cool Tower	100%			2022	\$154,800	2	\$48,100	B
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$26,600	B
	Exhaust Fans								
	Interior	95%			2026	**	2	\$1,400	B
	Roof	5%			2021	\$2,100	2	\$100	B
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		B
	Water Heater								
	Electric	100%			2019	\$8,400	4	\$400	B
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		B
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		B
	Sewage Ejector(s)								
	Electric	100%			2026	**	4	\$2,000	B
	Backflow Preventer								
	Generic	100%			2026	**	1	\$3,000	B
	Fixtures								
	Generic	100%							B

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			C
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : C, M, L, 1-3</i>									
<i>Explanation : Two Units</i>									
Fire Suppression									
Sprinkler									
	Generic	100%			2041	* *	1-2	\$13,400	B

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

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

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

Print Date : 22-Oct-2012

**QUEENS PUBLIC LIBRARY - FY 2013**

**Asset Name** : LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER  
**Address** : 100-01 NORTHERN BLVD. CORONA  
**Borough** : QUEENS **Agency's Number** : LH  
**Program / Asset #** : QPL0003.000 / 4519 **Yr Built/Renovated** : 1999 /  
**Area Sq Ft** : 24,679 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 16-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Roof, Floors 1,2  
**Block** : 1695 **Lot** : 39 **BIN** : 4437193

**CAPITAL****Total**

Priority

**Total**

EXPENSE	FY 2014	FY 2015	FY 2016	FY 2017
Exterior Architecture	\$52,900		\$6,700	
Interior Architecture	\$81,200		\$19,900	\$3,000
Electrical	\$2,200	\$1,700	\$2,100	\$1,700
Mechanical	\$13,800	\$5,400	\$9,400	\$4,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$154,100</b>	<b>\$11,000</b>	<b>\$42,100</b>	<b>\$13,100</b>
Priority A	\$52,900		\$6,700	
Priority B	\$52,200	\$11,000	\$26,100	\$10,100
Priority C	\$48,900		\$9,300	\$3,000
<b>Total</b>	<b>\$154,100</b>	<b>\$11,000</b>	<b>\$42,100</b>	<b>\$13,100</b>



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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER**  
**Asset # : 4519**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Exterior Walls									
Masonry: Brick	83%			LIFE	**	5	\$48,900	A	
Masonry: Granite	2%			LIFE	**	5	\$900	A	
Metal Panel	10%			2043	**	5-10	\$20,300	A	
Window Wall	5%			2043	**	5	\$5,500	A	
Windows									
Aluminum	95%			2039	**	5	\$2,800	A	
Glass Block	5%			LIFE	**	5	\$200	A	
Parapets									
Concrete Masonry Unit	35%			LIFE	**	5-10	\$5,500	A	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Interior Face									
Explanation : Covered With Tar									
Masonry: Brick	45%			LIFE	**	5-10	\$8,800	A	
Metal Panel	3%			2043	**	5	\$300	A	
Metal Rail	15%			2036	**	5-10	\$7,800	A	
Pre-Cast Concrete	2%			LIFE	**	5	\$700	A	
Roof									
Metal Panel	5%			2036	**	10	\$2,000	A	
Modified Bitumen	90%			2028	**	10	\$19,200	A	
Sloped Glazing	5%			LIFE	**	5	\$28,400	A	
Recent Repair Evident, Extent : Light, Area Affected : 10%									
Location : Over Auditorium									
Interior									
Floors									
Carpet	45%			2022	\$79,600	3	\$20,400	C	
Carpet	5%	Now	\$8,800	2025	**	3	\$2,300	C	
Broken/Missing Elements, Extent : Severe, Area Affected : 100%									
Location : Research Center									
Poor Subfloor Evident, Extent : Severe, Area Affected : 100%									
Location : Research Center									
Water Penetration, Extent : Severe, Area Affected : 25%									
Location : Research Center									
Ceramic Tile	15%			2032	**	5	\$4,500	C	
Vinyl Tile	30%			2028	**	3	\$3,400	C	
Wood	5%			2051	**	5	\$2,800	C	
Interior Walls									
Concrete Masonry Unit	25%			LIFE	**	5	\$8,300	C	
Gypsum Board	5%	Now	\$3,800	LIFE	**	5	\$1,300	C	
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Stair A, Research Center									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Stair A, Research Center									
Gypsum Board	70%			LIFE	**	5-10	\$49,700	C	

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER**  
**Asset # : 4519**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Interior								
Ceilings								
AcousTileSusp.Lay-In	70%			2036	**	5	\$21,200	B
Exposed Struc: Steel	5%			LIFE	**	10	\$3,000	B
Gypsum Board	15%	Now	\$2,800	LIFE	**	5	\$5,700	B
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Stair A								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Auditorium, Stair A								
Wood	10%			LIFE	**	5	\$52,900	B

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Switch Rated @ 1600 Amperes								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2043	**	5	\$500	B
Raceway								
Conduit	100%			2043	**	1		B
Panelboards								
Fused Disc Sw	5%			2039	**	5		B
Molded Case Bkrs	95%			2039	**	5	\$500	B
Wiring								
Thermoplastic	100%			2043	**	1		B
Motor Controllers								
Locally Mounted	100%			2036	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	B
Lighting								
Interior Lighting								
Fluorescent	94%			2028	**	10	\$17,400	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Throughout The Building								
Explanation : T-8 Lamps								
Fluorescent	4%			2028	**	10	\$700	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : 1st Floor								
Explanation : Compact Fluorescent Lamps								
Incandescent	2%			2028	**	2		B

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER**  
**Asset # : 4519**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Lighting</b>								
Egress Lighting								
Emergency, Battery	50%			2028	**	10	\$2,400	B
Exit, LED	50%			2051	**	1		B
Exterior Lighting								
HID	100%			2028	**	10	\$100	B
<b>Alarm</b>								
Security System								
No Component	30%							D
Generic	70%			2028	**	1	\$5,300	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : C C T V Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic	100%			2028	**	1-3	\$12,500	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Horns, Strobe Lights, Manual Pull Stations And Smoke Detectors.</i>								
<b>Mechanical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Heating</b>								
Energy Source								
Natural Gas	100%			2033	**	1		B
Conversion Equipment								
Hot Water Boiler	100%			2028	**	1	\$10,000	B
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$1,500	B
Terminal Devices								
Air Handler	60%			2028	**	1	\$7,500	B
Convactor/Radiator	40%			2036	**	1	\$2,600	B
<b>Air Conditioning</b>								
Energy Source								
Electricity	100%			2039	**	1		B

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

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

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

**QUEENS PUBLIC LIBRARY - 039**  
**LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER**  
**Asset # : 4519**

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	20%			2024	* *	2	\$300	B
	R-22 Refrigerant, Extent : Light, Area Affected : 20% Location : 1 Unit For Auditorium							
Reciprocating Compr/Chiller	80%			2028	* *	1	\$7,500	B
	R-22 Refrigerant, Extent : Light, Area Affected : 80% Location : Basement Other Observation, Extent : Light, Area Affected : 80% Location : Basement Explanation : 2 Units							
Distribution								
Chilled Wtr Pipe/Pump	80%			2043	* *	4	\$1,200	B
No Component	20%							D
Terminal Devices								
Air Handler/Cool/Ht	80%			2028	* *	1	\$10,000	B
No Component	20%							D
Heat Rejection								
Air Condenser Unit	100%			2028	* *	2	\$14,100	B
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$17,800	B
Exhaust Fans								
Roof	70%			2028	* *	2	\$400	B
Roof	30%			2028	* *	2	\$200	B
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	* *	1		B
Water Heater								
Gas Fired	100%			2018	\$5,300	2	\$300	B
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		B
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		B
Sewage Ejector(s)								
Electric	100%			2028	* *	4	\$1,300	B
Fixtures								
Generic	100%							B
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	* *			C
	Other Observation, Extent : Light, Area Affected : 100% Location : B, 1, 2. Explanation : 1 Unit							

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

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

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



**QUEENS PUBLIC LIBRARY - 039**  
**LANGSTON HUGHES COMMUNITY LIB. & CULTURAL CENTER**  
**Asset # : 4519**

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Fire Suppression									
Sprinkler									
	Generic	100%			2043	* *	1-2	\$5,700	B

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

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

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

Print Date : 22-Oct-2012

**QUEENS PUBLIC LIBRARY - FY 2013**

**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** : 14-Apr-2008 **Landmark Status** : NONE  
**Areas Surveyed** : Roof, Floors 1,2  
**Block** : 363 **Lot** : 1 **BIN** : 4463561

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Mechanical		\$230,100
<b>Total</b>		<b>\$230,100</b>
Priority B		\$230,100
<b>Total</b>		<b>\$230,100</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$16,100			
Interior Architecture	\$13,000	\$4,700		\$1,500
Electrical	\$500	\$700	\$800	\$14,300
Mechanical	\$1,500	\$1,700	\$2,700	\$2,500
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
<b>Total</b>	<b>\$35,000</b>	<b>\$11,100</b>	<b>\$7,400</b>	<b>\$22,200</b>
Priority A	\$16,100			
Priority B	\$17,400	\$6,400	\$7,400	\$20,700
Priority C	\$1,500	\$4,700		\$1,500
<b>Total</b>	<b>\$35,000</b>	<b>\$11,100</b>	<b>\$7,400</b>	<b>\$22,200</b>



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

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

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

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

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

## Exterior

Exterior Walls								
Masonry: Brick	90%			LIFE	**	5	\$26,100	A
Masonry: Granite	5%			LIFE	**	5	\$1,100	A
Stucco Cement	5%			2039	**	5	\$3,600	A
Windows								
Aluminum	100%			2044	**	5	\$1,300	A
Parapets								
Metal Rail	100%			2039	**	5-10	\$34,700	A
Roof								
Single Ply Membrane	100%			2029	**	10	\$20,700	A

## Interior

Floors								
Carpet	40%			2021	\$55,400	3	\$14,200	C
Terrazzo	10%			LIFE	**	5	\$1,800	C
Vinyl Tile	50%			2029	**	3	\$5,900	C
Interior Walls								
Gypsum Board	100%			LIFE	**	5	\$10,400	C
Ceilings								
AcousTileSusp.Lay-In	97%			2039	**	5	\$23,000	B
Gypsum Board	3%			LIFE	**	5	\$900	B

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

## Under 600 Volts

Service Equipment								
Fused Disc Sw	100%			2045	**	5	\$100	B
Other Observation, Extent : Moderate, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 1200 Amps Main Disconnect Switch								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$400	B
Raceway								
Conduit	100%			2045	**	1		B
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$400	B
Wiring								
Thermoplastic	100%			2045	**	1		B
Motor Controllers								
Locally Mounted	100%			2036	**	5	\$100	B
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	B
Stand-by Power								
Transfer Switches								
Automatic	100%			2036	**	1	\$4,900	B

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

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

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

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

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

**Lighting**

Interior Lighting  
Fluorescent

95% 2027 \* \* 10 \$13,800 B

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

*Location : Throughout*

*Explanation : All Lighting Fixtures Controlled By Motorized Switch And Using T-5,T-8 Lamps.*

HID 2% 2027 \* \* 10 B  
 Incandescent 3% 2027 \* \* 2 B

## Egress Lighting

Emergency, Service 50% 2027 \* \* 1 B  
 Exit, LED 50% 2054 \* \* 1 B

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

**Heating**

Energy Source  
Natural Gas 100% 2045 \* \* 1 B

Conversion Equipment  
Hot Water Boiler 100% 2036 \* \* 1 \$7,800 B

Distribution  
Hot Wtr Piping/Pump 100% 2041 \* \* 4 \$800 B

Terminal Devices  
Air Handler 10% 2027 \* \* 1 \$1,000 B  
 Convactor/Radiator 90% 2036 \* \* 1 \$4,600 B

**Air Conditioning**

Energy Source  
Electricity 100% 2041 \* \* 1 B

Conversion Equipment  
Int Pkg Unit - Cooling 100% 2023 \$230,100 2 \$1,000 B

Distribution  
Chilled Wtr Pipe/Pump 100% 2045 \* \* 4 \$800 B

**Ventilation**

Distribution  
Ductwork/Diffusers 100% LIFE \* \* 2-5 \$8,800 B

Exhaust Fans  
Roof 100% 2027 \* \* 2 \$500 B

**Plumbing**

H/C Water Piping  
Brass/Copper 100% 2045 \* \* 1 B

Water Heater  
Gas Fired 100% 2018 \$4,200 2 \$200 B

Sanitary Piping  
Cast Iron 100% LIFE \* \* 1 B

Storm Drain Piping  
Cast Iron 100% LIFE \* \* 1 B

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

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

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

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

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 Code
Plumbing									
	Backflow Preventer								
	Generic	100%			2027	* *	1	\$1,000	B
	Fixtures								
	Generic	100%							B
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			C

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

*Maintenance \$ are aggregated over a 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 : 22-Oct-2012

**QUEENS PUBLIC LIBRARY - FY 2013**

**Asset Name** : QUEENS BOROUGH PUBLIC LIBRARY (CENTRAL BUILDING)  
**Address** : 89-11 MERRICK BOULEVARD  
**Borough** : QUEENS **Agency's Number** : N/A  
**Program / Asset #** : QPL0001.000 / 1867 **Yr Built/Renovated** : 1966 / 2012  
**Area Sq Ft** : 239,750 **Project Type** : QUEENS PUBLIC LIBRARY  
**Date of Survey** : 18-Jul-2012 **Landmark Status** : NONE  
**Areas Surveyed** : Basement, Sub Basement, Roof, Floors 1,2,Ph  
**Block** : 9798 **Lot** : 6 **BIN** : 4209635

<b>CAPITAL</b>	<b>FY 2014 - 2017</b>	<b>FY 2018 - 2023</b>
Exterior Architecture	\$710,500	\$984,700
Interior Architecture	\$511,400	\$367,900
Electrical	\$123,300	\$1,982,900
Mechanical	\$621,100	\$2,302,800
<b>Total</b>	<b>\$1,966,400</b>	<b>\$5,638,400</b>
Priority A	\$710,500	\$984,700
Priority B	\$1,177,500	\$4,329,300
Priority C	\$78,400	\$324,300
<b>Total</b>	<b>\$1,966,400</b>	<b>\$5,638,400</b>

<b>EXPENSE</b>	<b>FY 2014</b>	<b>FY 2015</b>	<b>FY 2016</b>	<b>FY 2017</b>
Exterior Architecture	\$66,500		\$8,600	
Interior Architecture	\$189,500		\$38,300	\$52,300
Electrical	\$41,600	\$17,400	\$21,400	\$18,900
Mechanical	\$114,900	\$72,600	\$116,100	\$71,700
Elevators/Escalators	\$15,800	\$15,800	\$15,800	\$15,800
<b>Total</b>	<b>\$428,300</b>	<b>\$105,800</b>	<b>\$200,200</b>	<b>\$158,700</b>
Priority A	\$66,500		\$8,600	
Priority B	\$232,900	\$105,800	\$153,300	\$106,400
Priority C	\$128,900		\$38,300	\$52,300
<b>Total</b>	<b>\$428,300</b>	<b>\$105,800</b>	<b>\$200,200</b>	<b>\$158,700</b>



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**QUEENS PUBLIC LIBRARY - 039**  
**QUEENS BOROUGH PUBLIC LIBRARY (CENTRAL BUILDING)**  
**Asset # : 1867**

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Exterior								
Exterior Walls								
Masonry: Brick	30%	Now	\$159,900	LIFE	**	5	\$24,000	A
	Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
	Location : Penthouse							
	Misaligned/Bulging, Extent : Moderate, Area Affected : 5%							
	Location : Penthouse							
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : Second Floor Admin Area Under Windows							
Granite Panels	5%			LIFE	**	5	\$6,000	A
Panel/Paver: Limestone	50%	2-4	\$246,000	LIFE	**	5	\$30,000	A
	Jnt Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
	Location : Front Entrance							
Pre-Cast Concrete	10%			LIFE	**	5	\$52,000	A
	Other Observation, Extent : Moderate, Area Affected : 100%							
	Location : Discovery Center							
	Explanation : Concrete Panels Painted White							
Window Wall	5%			2043	**	5	\$15,000	A
Windows								
Aluminum	25%	Now	\$27,300	2039	**	5	\$2,900	A
	Caulking Deteriorated, Extent : Moderate, Area Affected : 5%							
	Location : North Facade, Administration Area							
	Water Penetration, Extent : Moderate, Area Affected : 5%							
	Location : Payroll Room, Administration Area							
Aluminum	75%			2031	**	5	\$17,200	A
Parapets								
Masonry: Brick	30%	Now	\$36,800	LIFE	**	5	\$5,600	A
	Misaligned/Bulging, Extent : Moderate, Area Affected : 25%							
	Location : Penthouse							
	Worn/Eroded, Extent : Moderate, Area Affected : 15%							
	Location : Parapet At Upper Roof At Southwest Side							
Masonry: Limestone	5%			LIFE	**	5-10	\$11,300	A
Metal Panel	10%			2033	**	5	\$7,200	A
Metal Rail	5%			2028	**	5-10	\$16,700	A
Panel/Paver: Limestone	50%			LIFE	**	5-10	\$80,100	A

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**QUEENS BOROUGH PUBLIC LIBRARY (CENTRAL BUILDING)**

**Asset # : 1867**

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code	
Exterior									
Roof									
Built-Up (BUR)	25%	Now	\$53,800	2028	**			A	
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : Over I T S Area, 1980 Addition								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition								
Modified Bitumen	60%			2023	\$864,200	10	\$120,600	A	
Modified Bitumen	10%	Now	\$144,000	2033	**			A	
	Blisters, Extent : Moderate, Area Affected : 15%								
	Location : Section Of Upper Roof At Southwest Side								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
	Location : Over Cafeteria								
	Water Penetration, Extent : Severe, Area Affected : 20%								
	Location : Over Cafeteria								
Skylight, Metal/Glass	5%			2043	**	10	\$33,500	A	
Interior									
Floors									
Carpet	35%	4+	\$57,200	2022	\$571,600	3	\$146,400	C	
	Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%								
	Location : First Floor								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : First Floor								
Cast in Place Concrete	10%	2-4	\$21,000	LIFE	**	5	\$61,000	C	
	Ponding, Extent : Light, Area Affected : 5%								
	Location : Mechanical Room Below Discovery Center								
Ceramic Tile	5%			2026	**	5	\$13,900	C	
Sheet Vinyl/Rubber	15%			2031	**	5	\$62,700	C	
Vinyl Tile	10%			2023	\$263,300	3	\$13,900	C	
Under Construction	25%							D	
Interior Walls									
Concrete Masonry Unit	10%			LIFE	**	5	\$12,500	C	
Glass: Single Pane	5%			LIFE	**	5	\$11,700	C	
Gypsum Board	15%			LIFE	**	5-10	\$39,800	C	
Gypsum Board	10%			LIFE	**	5-10	\$26,500	C	
Plaster	25%	0-2	\$35,500	LIFE	**	5	\$11,700	C	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Stairwell 5								
SGFT/Glazed Masonry	5%			LIFE	**	10	\$3,900	C	
Wood	5%			LIFE	**	5	\$62,400	C	
Under Construction	25%							D	

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**QUEENS PUBLIC LIBRARY - 039**  
**QUEENS BOROUGH PUBLIC LIBRARY (CENTRAL BUILDING)**

**Asset # : 1867**

<b>Architecture</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Interior</b>								
<b>Ceilings</b>								
AcousTileConcealSpLn	15%	4+	\$319,800	2043	* *	5	\$26,200	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First C And C2 Floors</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First C And C2 Floors</i>								
AcousTileSusp.Lay-In	20%	0-2	\$36,900	2036	* *	5	\$27,900	B
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Payroll Room, Security Office, Corridors</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Payroll Room, Its And Corridors Of 1980 Addition, Cafeteria</i>								
Exposed Concrete	5%			LIFE	* *	5-10	\$17,400	B
Exposed Struc: Steel	5%			LIFE	* *	10	\$27,900	B
Metal Panel	5%			LIFE	* *	5	\$34,900	B
Plaster	10%			LIFE	* *	5-10	\$47,900	B
Plaster	15%			LIFE	* *	5-10	\$71,900	B
Under Construction	25%							D

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
<b>Service Equipment</b>								
Air Circuit Breaker	100%			2053	* *	5	\$1,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 4000 Amps Main Disconnect Switch</i>								
<b>Switchgear / Switchboard</b>								
Air Circuit Breaker	80%			2053	* *	5	\$800	B
Molded Case Bkrs	20%			2023	\$41,300	5	\$1,000	B
<b>Raceway</b>								
Conduit	30%			2023	\$80,000	1		B
Conduit	70%			2053	* *	1		B
<b>Panelboards</b>								
Fused Disc Sw	5%			2048	* *	5	\$200	B
Fused Disc Sw	10%			2022	\$26,800	5	\$500	B
Molded Case Bkrs	45%			2031	* *	5	\$2,300	B
Molded Case Bkrs	30%			2048	* *	5	\$1,600	B
Molded Case Bkrs	10%			2039	* *	5	\$500	B
<b>Wiring</b>								
Braided Cloth	20%	2-4	\$60,400	2048	* *	1		B
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	40%			2033	* *	1		B
Thermoplastic	10%			2043	* *	1		B
Thermoplastic	30%			2053	* *	1		B

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**QUEENS BOROUGH PUBLIC LIBRARY (CENTRAL BUILDING)**

**Asset # : 1867**

<b>Electrical</b>		<b>Current Repair</b>		<b>Future Replacement</b>		<b>Maintenance</b>		
<b>System Component Type</b>	<b>% of Total</b>	<b>Fail Date (Years)</b>	<b>Estimated Cost</b>	<b>Year FY</b>	<b>Estimated Cost</b>	<b>Cycle (Yrs)</b>	<b>Estimated Cost</b>	<b>Priority Code</b>
<b>Under 600 Volts</b>								
Motor Controllers								
Locally Mounted	10%			2021	\$50,600	5	\$100	B
Locally Mounted	10%			2043	* *	5	\$100	B
Motor Control Center	40%			2028	* *	5	\$2,100	B
Motor Control Center	40%			2021	\$202,300	5	\$2,100	B
<b>Ground</b>								
Grounding Devices								
Generic	50%			LIFE	* *	5	\$2,900	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Connected To Main Water Pipe</i>								
Generic	50%			LIFE	* *	5	\$2,900	B
<b>Stand-by Power</b>								
Transfer Switches								
Automatic	50%			2028	* *	1	\$30,300	B
Automatic	50%			2043	* *	1	\$30,300	B
Generators								
Diesel	35%			2032	* *	1	\$26,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 187 Kva</i>								
Natural Gas	35%			2019	\$25,400	1	\$26,600	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One 46 Kva</i>								
Under Construction	30%							D
Batteries								
Lead/Acid	35%			2014	\$200	5	\$2,500	B
Lead/Acid	30%			2018	\$200	5	\$2,200	B
Nickel Cadmium	35%			2016	\$200	5	\$15,300	B
Fuel Storage								
Day Tank	50%			2039	* *	5	\$18,200	B
Main Tank	50%			2051	* *	5	\$2,900	B
<b>Lighting</b>								
Interior Lighting								
Fluorescent	35%			2018	\$403,600	10	\$63,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	20%			2033	* *	10	\$36,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	45%			2033	* *	10	\$81,000	B
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : T-8 Lamps</i>								

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

**Lighting**

<b>Egress Lighting</b>								
Emergency, Service	40%			2033	* *	1		B
Emergency, Battery	10%			2023	\$8,100	10	\$4,700	B
Exit, LED	30%			2063	* *	1		B
Exit, Service	20%			2023	\$6,400	1		B
<b>Exterior Lighting</b>								
HID	70%			2018	\$56,800	10	\$400	B
HID	30%			2031	* *	10	\$200	B

**Alarm**

<b>Security System</b>								
No Component	70%							D
Generic	30%			2018	\$201,200	1	\$22,000	B
<b>Fire/Smoke Detection</b>								
No Component	65%							D
Generic	35%			2018	\$803,300	1-3	\$43,700	B

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

**Heating**

<b>Energy Source</b>								
Interruptible Gas/Dual Fuel	100%			2033	* *	1		B
<b>Conversion Equipment</b>								
Furnace	5%			2028	* *	1	\$4,900	B
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Roof Mounted Unit</i>								
Hot Water Boiler	95%			2040	* *	1	\$92,400	B
<i>Other Observation, Extent : Light, Area Affected : 95%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 2 Units</i>								
<b>Distribution</b>								
Hot Wtr Piping/Pump	95%			2031	* *	4	\$13,800	B
No Component	5%							D
<b>Terminal Devices</b>								
Air Handler	70%			2018	\$836,400	1	\$85,000	B
Convactor/Radiator	20%			2028	* *	1	\$12,700	B
Unit Heater-Stm/HW	5%			2018	\$71,600	4	\$1,400	B
No Component	5%							D
<b>Air Conditioning</b>								
<b>Energy Source</b>								
Electricity	10%			2031	* *	1		B
Steam/HW System	90%			2033	* *	1		B

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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 Code	
Air Conditioning									
Conversion Equipment									
Absorption Chiller/Steam/HW	90%			2036	* *	1	\$191,200	B	
			R-134a Refrigerant, Extent : Light, Area Affected : 90% Location : Penthouse Other Observation, Extent : Light, Area Affected : 90% Location : Penthouse Explanation : 2 Units						
Ext Pkg Unit - Heating/Cooling	10%			2023	\$146,100	2	\$1,200	B	
			R-22 Refrigerant, Extent : Light, Area Affected : 10% Location : Roof						
Distribution									
Chilled Wtr Pipe/Pump	90%			2033	* *	4	\$8,700	B	
No Component	10%							D	
Terminal Devices									
Air Handler/Cool/Ht	90%			2018	\$847,200	1	\$109,300	B	
No Component	10%							D	
Heat Rejection									
Remote Air Cond	10%			2023	\$132,400	2	\$13,700	B	
Water Cool Tower	90%			2017	\$572,500	2	\$177,700	B	
Ventilation									
Distribution									
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$173,200	B	
Exhaust Fans									
Interior	90%			2018	\$220,500	2	\$5,500	B	
Roof	10%			2023	\$17,600	2	\$600	B	
Plumbing									
H/C Water Piping									
Brass/Copper	100%			2033	* *	1		B	
HW Heat Exchanger									
Low Temp	100%	Now	\$1,400	2033	* *	4	\$19,500	B	
			Leak Evident, Extent : Moderate, Area Affected : 5% Location : At The Valve, Penthouse						
Sanitary Piping									
Cast Iron	100%			LIFE	* *	1		B	
Storm Drain Piping									
Cast Iron	100%			LIFE	* *	1		B	
Sump Pump(s)									
Rigid Piping	100%			2018	\$10,200	4	\$2,000	B	
Sewage Ejector(s)									
Electric	100%			2023	\$10,200	4	\$2,000	B	
Fixtures									
Generic	100%							B	
Vertical Transport									

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System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority Code
Vertical Transport								
Elevators								
Geared Traction	50%			LIFE		* *		C
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : C1, C, C2, 1, 2							
	Explanation : Two Units							
Hydraulic	50%			LIFE		* *		C
	Other Observation, Extent : Light, Area Affected : 50%							
	Location : C,1, 2 And C2,1							
	Explanation : 2 Units							
Fire Suppression								
Standpipe								
Generic	100%			2043		* *	1-5	\$99,100 B
Sprinkler								
Generic	100%			2033		* *	1-2	\$55,100 B
Fire Pump								
Generic	100%			2026		* *	1	\$36,700 B

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