

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : ARVERNE BRANCH LIBRARY
Address : 312 BEACH 54 STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : QPL0A02.000 / 14216 **Yr Built/Renovated** : 1964 / 1997
Area Sq Ft : 5,000 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 15890 **Lot** : 18 **BIN** : 4301922

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$114,500	
Total	\$114,500	
Importance Code A	\$114,500	
Total	\$114,500	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$9,900		\$7,200	\$900
Interior Architecture	\$5,800	\$700		\$2,700
Electrical	\$600	\$400	\$2,500	\$500
Mechanical	\$300	\$300	\$600	\$300
Total	\$16,600	\$1,500	\$10,400	\$4,500
Importance Code A	\$10,200	\$200	\$7,500	\$1,200
Importance Code B	\$6,400	\$900	\$2,900	\$3,300
Importance Code C		\$300		
Total	\$16,600	\$1,500	\$10,400	\$4,500



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	1%			LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Center Of Curb</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Window Wall Curb</i>								
Cast Stone/Terra Cotta	1%			LIFE	**	5	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Facade</i>								
<i>Explanation : Window Sills</i>								
Masonry: Brick	80%	Now	\$114,500	LIFE	**	5	\$14,000	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Rear Facade, Front Facade At Base And Corners</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade Below Windows</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : Rear At Southeast Corner</i>								
Metal Panel	3%			2051	**	5-10	\$3,600	
Stucco Cement	10%			2036	**	5	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 50%</i>								
<i>Location : Rear Racade</i>								
<i>Explanation : Cement</i>								
Window Wall	5%			2051	**	5	\$3,300	
Windows								
Aluminum	100%			2047	**	5	\$1,900	
Parapets								
Masonry: Brick	60%	Now	\$2,500	LIFE	**	5	\$1,000	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
Metal Panel	40%			2051	**	5	\$2,600	
Roof								
Modified Bitumen	95%	2-4	\$5,600	2036	**			
<i>Ponding, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
Modified Bitumen	5%	Now	\$1,800	2036	**			1
<i>Ponding, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof At Soffit</i>								
Soffits								
Metal Panel	100%			2051	**	5-10	\$4,000	
Interior								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	60%			2030	\$85,500	3	\$9,800	
Cast in Place Concrete	5%	4+	\$700	LIFE	**	5	\$900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Storage At Roof Hatch</i>								
Ceramic Tile	10%			2040	**	5	\$800	
Vinyl Tile	25%			2036	**	3	\$1,000	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$700	
Glass: Single Pane	10%			LIFE	**	5	\$1,000	
Gypsum Board	85%			LIFE	**	5	\$6,900	
Ceilings								
AcousTileConcealSpLn	95%	4+	\$2,500	2044	**	5	\$4,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Center Help Desk</i>								
Gypsum Board	5%			LIFE	**	5	\$500	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2041	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2041	**	5	\$100	
Raceway								
Conduit	100%			2041	**	1		
Panelboards								
Molded Case Bkrs	100%			2039	**	5	\$100	
Wiring								
Thermoplastic	100%			2041	**	1		
Ground								
Grounding Devices								
Not Accessible	100%							

Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	20%			2036	**	10	\$900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Bookcase Area</i>							
	<i>Explanation : T-8 Lamps</i>							
Fluorescent	10%			2036	**	10	\$500	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Reading Areas</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
LED	70%			2036	**			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Reading Areas, Offices</i>							
	<i>Explanation : Led Lights</i>							
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$600	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
Fluorescent	15%			2036	**	10	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Front</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
HID	15%			2036	**	10		
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2036	**	1	\$1,300	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Reading Areas, Outside Perimeter</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$3,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>							

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2057	**	1		
	<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Heating								
	Conversion Equipment Furnace	100%			2039	**	1	\$2,500
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rooftop Unit</i>								
Air Conditioning								
	Energy Source Electricity	100%			2053	**	1	
	Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$300
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. R-407c</i>								
Ventilation								
	Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,800
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
	Exhaust Fans Roof	100%			2039	**	2	\$200
Plumbing								
	H/C Water Piping Brass/Copper	100%			2057	**	1	
	Water Heater With Tanks Gas Fired	100%			2029	\$16,900	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 40 Gallon Water Heater Recently Installed</i>								
	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%			2051	**	1-2	\$100

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Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : ASTORIA BRANCH LIBRARY
Address : 14-01 ASTORIA BLVD.
Borough : QUEENS **Agency's Number** : A
Program / Asset # : QPL0A03.000 / 13274 **Yr Built/Renovated** : 1904 / 2003
Area Sq Ft : 7,107 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 06-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 540 **Lot** : 30 **BIN** : 4006113

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$107,500	
Mechanical	\$114,700	\$106,000
Total	\$222,300	\$106,000
Importance Code A	\$107,500	
Importance Code B	\$114,700	\$106,000
Total	\$222,300	\$106,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$7,100		\$1,100	
Interior Architecture	\$24,900		\$3,500	\$300
Electrical	\$17,000	\$700	\$700	\$600
Mechanical	\$3,800	\$49,000	\$2,600	\$800
Total	\$52,900	\$49,700	\$7,800	\$1,700
Importance Code A	\$7,500	\$400	\$1,500	\$400
Importance Code B	\$42,600	\$49,200	\$6,300	\$1,300
Importance Code C	\$2,800			
Total	\$52,900	\$49,700	\$7,800	\$1,700



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$107,500	LIFE	**	5	\$13,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : East Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal Panel	15%	Now	\$3,500	2040	**	5	\$4,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Eaves</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Eaves</i>								
Stucco Cement	5%	Now	\$2,500	2035	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Foundation On East Facade</i>								
Windows								
Aluminum	100%			2046	**	5	\$2,300	
Roof								
Slate	100%			LIFE	**			
Soffits								
Metal Panel	100%	4+	\$1,200	2050	**	5	\$4,200	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Eaves Of Roof Overhang</i>								
Interior								
Floors								
Carpet	65%			2029	\$121,200	3	\$10,400	
Ceramic Tile	5%			2039	**	5	\$500	
Quarry Tile	5%			2043	**	5	\$800	
Vinyl Tile	25%	Now	\$21,800	2040	**	3	\$1,000	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$400	
Gypsum Board	10%	Now	\$1,000	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Air Conditioner Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Air Conditioner Room In Basement</i>								
Plaster	10%	Now	\$1,700	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Storage Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Storage Room</i>								
Plaster	77%			LIFE	**	5	\$3,200	
Ceilings								
Plaster	100%			LIFE	**	5	\$6,600	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2065	**			
Free Standing Walls								
Concrete Masonry Unit	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	10%			2065	**			
Masonry: Brick	90%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Activity Yard								
Cast in Place Concrete	100%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
Raceway								
Conduit	90%			2030	\$32,800	1		
Conduit	10%			2056	**	1		
Panelboards								
Fused Disc Sw	20%			2052	**	5		
Molded Case Bkrs	30%			2029	\$5,900	5	\$100	
Molded Case Bkrs	50%			2038	**	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$16,500	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	40%			2040	**	1		
Thermoplastic	10%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5		
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting LED	100%			2038	**			
Egress Lighting Emergency, Battery	50%			2038	**	10	\$900	
Exit, Service	50%			2038	**	1		
Exterior Lighting HID	30%			2030	\$9,900	10		
No Component	70%							
Alarm								
Security System No Component Generic	50%			2038	**	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Digital	100%			2038	**	1-3	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2050	**	1		
Conversion Equipment Hot Water Boiler	100%			2035	**	1	\$3,500	
<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%			2038	**	4	\$400	
Terminal Devices Air Handler	80%			2030	\$106,000	1	\$3,500	
Convactor/Radiator	20%	0-2	\$200	2035	**	1	\$400	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Staff Work Room Is Too Cold.</i>								
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2024	\$114,700	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Basement Fan Room</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2030	\$20,400	2	\$5,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans								
Interior	100%			2025	\$31,200	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater With Tanks								
Gas Fired	100%			2025	\$16,900	2		
Sanitary Piping								
Cast Iron	100%	0-2	\$1,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i> <i>Location : Rear Exits Of Basement</i>								
Fixtures								
Generic	100%							

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Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : AUBURNDALE BRANCH LIBRARY
Address : 25-55 FRANCIS LEWIS BLVD.
Borough : QUEENS **Agency's Number** : AU
Program / Asset # : QPL0A05.000 / 13275 **Yr Built/Renovated** : 1969 / 2013
Area Sq Ft : 7,332 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 14-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5769 **Lot** : 10 **BIN** : 4129461

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		\$114,900
Total		\$114,900
Importance Code B		\$114,900
Total		\$114,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$17,300	\$3,900		
Interior Architecture	\$300	\$2,200	\$600	
Electrical	\$23,800	\$800	\$800	\$600
Mechanical	\$500	\$1,400	\$1,100	\$1,400
Site Pavements	\$2,100			
Total	\$43,900	\$8,300	\$2,400	\$2,000
Importance Code A	\$17,600	\$4,400	\$400	\$400
Importance Code B	\$26,300	\$3,900	\$2,100	\$1,600
Importance Code C				
Total	\$43,900	\$8,300	\$2,400	\$2,000



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 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
AUBURNDALE BRANCH LIBRARY
Asset # : 13275

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	50%	4+	\$17,300	LIFE	**	5	\$29,100	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Alleyway And Rear Yard Facade</i>								
Masonry: Brick	30%			LIFE	**	5	\$3,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$800	
Window Wall	18%			2050	**	5	\$7,900	
Windows								
Aluminum	100%			2038	**	5	\$4,800	
Parapets								
Cast in Place Concrete	25%			LIFE	**	5	\$2,100	
No Component	75%							
Roof								
IRMA/Protected Membrane	100%			2038	**	10	\$20,600	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	40%			2031	\$76,900	3	\$6,600	
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2039	**	5	\$500	
Vinyl Tile	45%			2038	**	3	\$1,900	
Interior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$3,500	
Glass: Single Pane	5%			LIFE	**	5	\$300	
Ceilings								
AcousTileConcealSpLn	90%			2043	**	5	\$12,300	
Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$2,100	2043	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Francis Lewis Boulevard</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

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

Under 600 Volts

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

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

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

QUEENS PUBLIC LIBRARY - 039
AUBURNDALE BRANCH LIBRARY
Asset # : 13275

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : No Available Nameplate Ratings Capacity</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
Raceway								
Conduit	80%			2030	\$29,200	1		
Conduit	20%			2050	**	1		
Panelboards								
Molded Case Bkrs	80%			2029	\$15,800	5	\$200	
Molded Case Bkrs	20%			2046	**	5		
Wiring								
Braided Cloth	70%	2-4	\$23,100	2055	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	30%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	2%			2030	\$1,600	10	\$100	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Boiler Room</i>							
LED	98%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$900	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
Fluorescent	30%			2030	\$8,700	10	\$200	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Perimeter Of The Building</i>							
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2038	**	1	\$1,900	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Reading Areas And Outside Perimeter</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							

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

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

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

QUEENS PUBLIC LIBRARY - 039
AUBURNDALE BRANCH LIBRARY
Asset # : 13275

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2035

* *

1-3

\$4,500

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

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

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

Heating

Energy Source

Natural Gas

100%

2050

* *

1

Conversion Equipment

Furnace

100%

2035

* *

1

\$3,600

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

Location : Mechanical Room

Explanation : 2 Units

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Interior Pkg Unit -
Cooling

100%

2028

\$114,900

2

\$500

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

Location : One Unit In Air Conditioning Room

Heat Rejection

Dry Cooler

100%

2035

* *

2

\$5,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,100

Exhaust Fans

Interior

90%

2030

\$29,000

2

\$200

Roof

10%

2030

\$1,400

2

Plumbing

H/C Water Piping

Brass/Copper

100%

2040

* *

1

Water Heater With Tanks

Gas Fired

100%

2028

\$16,900

2

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : BAISLEY PARK BRANCH LIBRARY
Address : 117-11 SUTPHIN BLVD.
Borough : QUEENS **Agency's Number** : BP
Program / Asset # : QPL0B06.000 / 13276 **Yr Built/Renovated** : 1970 / 2003
Area Sq Ft : 6,808 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 12-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 12204 **Lot** : 103 **BIN** : 4264849

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$139,200	
Electrical	\$67,800	\$7,500
Mechanical		\$63,500
Total	\$207,000	\$71,000
Importance Code A	\$139,200	
Importance Code B	\$67,800	\$71,000
Total	\$207,000	\$71,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$37,600		\$100	
Interior Architecture	\$16,700		\$500	\$1,300
Electrical	\$44,100	\$700	\$25,400	\$800
Mechanical	\$700	\$600	\$18,200	\$800
Site Enclosure	\$1,800			
Site Pavements	\$20,400			
Total	\$121,300	\$1,400	\$44,200	\$2,900
Importance Code A	\$38,000	\$300	\$500	\$300
Importance Code B	\$80,500	\$1,000	\$43,600	\$2,500
Importance Code C	\$2,800			
Total	\$121,300	\$1,400	\$44,200	\$2,900



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Copper/Terne	15%	0-2	\$36,400	2066		**		
	<i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Copper Cladding At Front Facade Soffit</i>							
Masonry: Brick Cavity	85%	Now	\$62,600	LIFE		**	5	\$14,500
	<i>Spalling, Extent : Light, Area Affected : 15%</i>							
	<i>Location : All Facades</i>							
	<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>							
	<i>Location : Above Side Exit At Foch Boulevard, Rear Facade</i>							
Windows								
Aluminum	98%	Now	\$76,600	2056		**	5	\$800
	<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout</i>							
Metal Louvers	2%			2040		**	10	\$200
Parapets								
Masonry: Brick	55%			LIFE		**	5	\$100
Metal Panel	25%			2041		**	5	\$200
Metal Panel	10%			2051		**	5	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : South Facade</i>							
	<i>Explanation : Coping At Adjoining Building</i>							
Pre-Cast Concrete	10%			LIFE		**	5	\$100
Roof								
Under Construction	100%							
	<i>Other Observation, Extent : N/A, Area Affected : 0%</i>							
	<i>Location : Main Roof</i>							
	<i>Explanation : HVAC Construction On Modified Bitumen Roof</i>							
Soffits								
Cast in Place Concrete	100%	0-2	\$1,300	LIFE		**	5	\$2,200
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Front Entrance Soffit</i>							

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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QUEENS PUBLIC LIBRARY - 039
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	5%			2030	\$8,900	3	\$1,000	
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Mosaic Tile	5%	Now	\$2,400	2036	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Public Bathroom At Water Closet</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Tile</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathroom Floors</i>								
Vinyl Tile	85%			2036	**	3	\$4,300	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$3,400	
Plaster	30%			LIFE	**	5	\$1,100	
Ceilings								
AcousTileSusp.Lay-In	10%			2036	**	5	\$1,000	
Plaster	90%	Now	\$13,000	LIFE	**	5	\$5,400	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 20%</i>								
<i>Location : Penthouse Ceilings</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$1,800	2066	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gate And Hinges Rusted On Foch Boulevard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$19,400	2036	**			
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Foch Boulevard At City Manhole Covers</i>								
On-Site Walkways								
Pavers/Stone	100%	4+	\$1,000	2040	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 100%</i>								
<i>Location : Brick Pavers In Courtyard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Raceway								
Conduit	100%			2031	\$36,500	1		
Panelboards								
Molded Case Bkrs	100%			2030	\$19,800	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$26,400	2056	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	20%			2031	\$6,600	1		
Motor Controllers								
Locally Mounted	100%			2029	\$23,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2026	\$67,800	10	\$5,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Mechanical Rooms</i>						
		<i>Explanation : T-12 Lamps</i>						
Fluorescent	10%			2031	\$7,500	10	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Egress Lighting								
Emergency, Battery	50%			2031	\$5,700	10	\$800	
Exit, Service	50%			2031	\$1,100	1		
Exterior Lighting								
HID	20%			2026	\$6,300	10		
LED	10%			2031	\$3,600			
No Component	70%							
Alarm								
Security System								
Generic	100%			2026	\$12,700	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System. Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Analog	100%	2-4	\$17,400	2041	**	1-3	\$3,800	
		<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only</i>						

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Furnace	20%			2041	**	1	\$700	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Hot Water Boiler	80%			2036	**	1	\$2,700	
Distribution								
Hot Wtr Piping/Pump	80%			2039	**	4	\$300	
No Component	20%							
Terminal Devices								
Air Handler	50%			2031	\$63,500	1	\$2,100	
Convactor/Radiator	30%			2036	**	1	\$700	
No Component	20%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	80%			2036	**	2	\$300	
		<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Ext Pkg Unit - Heating/Cooling	20%			2041	**	2	\$100	
		<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit. R-410a</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,800	
Exhaust Fans								
Interior	25%			2031	\$7,500	2	\$100	
Roof	50%			2036	**	2	\$100	
Roof	25%			2041	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,900	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2nd Floor Break Room</i>						
		<i>Explanation : One 50 Gallon</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

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 : 17-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 5865 **Lot** : 82 **BIN** : 4131148

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$532,300	
Interior Architecture		\$274,500
Electrical	\$65,900	\$16,500
Mechanical	\$226,400	\$108,800
Total	\$824,600	\$399,800
Importance Code A	\$532,300	
Importance Code B	\$292,300	\$399,800
Total	\$824,600	\$399,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture				
Interior Architecture	\$1,300	\$3,900		\$1,300
Electrical	\$300	\$20,400	\$300	\$200
Mechanical	\$2,700	\$44,900	\$3,200	\$1,600
Site Enclosure	\$600			
Total	\$4,900	\$69,100	\$3,500	\$3,000
Importance Code A	\$400	\$500	\$400	\$400
Importance Code B	\$3,900	\$68,600	\$3,100	\$2,700
Importance Code C	\$600			
Total	\$4,900	\$69,100	\$3,500	\$3,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%	0-2	\$187,500	LIFE	**	5	\$11,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ribbed Face Masonry Units</i>								
Windows								
Aluminum	100%	Now	\$92,600	2055	**	5	\$1,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Parapet At Southwest Corner</i>								
<i>Explanation : Ribbed Face Units</i>								
No Component	80%							
Roof								
Built-Up (BUR)	100%	2-4	\$252,200	2040	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof At Southwest Corner</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2033	\$31,100	5	\$600	
Vinyl Tile	90%			2030	\$274,500	3	\$5,000	
Interior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$4,100	
Glass: Single Pane	5%			LIFE	**	5	\$400	
Ceilings								
AcousTileSusp.Lay-In	70%			2035	**	5	\$7,800	
Exposed Struc: Steel	30%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			

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

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

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

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

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

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%	0-2	\$600	2065		**	
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Cracking/Crumbling, Extent : Moderate, Area Affected : 2%

Location : Side Steps

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043		**	
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On-Site Walkways

Cast in Place Concrete	100%			2035		**	
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Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$43,000	5	\$200
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$43,000	5	\$200
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Raceway

Conduit	90%			2030	\$32,800	1	
Conduit	10%			2050	**	1	

Panelboards

Fused Disc Sw	5%			2029	\$1,000	5	
Molded Case Bkrs	85%			2029	\$16,800	5	\$200
Molded Case Bkrs	10%			2046	**	5	

Wiring

Thermoplastic	90%			2030	\$29,700	1	
Thermoplastic	10%			2050	**	1	

Motor Controllers

Locally Mounted	100%			2028	\$23,700	5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100
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Lighting

Interior Lighting

Fluorescent	80%			2025	\$65,900	10	\$5,500
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent	20%			2030	\$16,500	10	\$1,400
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Throughout The Building

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2030	\$6,200	10	\$900	
Exit, Service	50%			2030	\$1,300	1		
Exterior Lighting								
HID	30%			2025	\$10,300	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$4,200	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$1,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	\$16,100	4	\$500	
Terminal Devices								
Air Handler	60%			2025	\$83,300	1	\$2,800	
Convactor/Radiator	40%			2035	**	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	\$108,800	1	\$3,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	\$143,100	1	\$4,600	
Heat Rejection								
Dry Cooler	100%			2030	\$33,900	2	\$5,200	
Ventilation								

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

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

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
Exhaust Fans								
Interior	80%			2025	\$26,200	2	\$200	
Roof	20%	0-2	\$100	2030	\$2,900	2		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	* *	1		
Water Heater With Tanks								
Gas Fired	100%			2025	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$1,500	4	\$200	
Fixtures								
Generic	100%							

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : BAYSIDE BRANCH LIBRARY
Address : 214-20 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : B
Program / Asset # : QPLOB08.000 / 13278 **Yr Built/Renovated** : 1965 / 2013
Area Sq Ft : 9,932 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 17-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 7333 **Lot** : 215 **BIN** : 4157389

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$162,400	
Mechanical		\$373,900
Total	\$162,400	\$373,900
Importance Code A	\$162,400	
Importance Code B		\$373,900
Total	\$162,400	\$373,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$12,600			
Interior Architecture	\$19,300	\$4,800		\$6,400
Electrical	\$26,800	\$10,800	\$400	\$300
Mechanical	\$7,800	\$48,100	\$2,500	\$3,200
Site Pavements	\$1,900			
Total	\$68,400	\$63,700	\$2,900	\$9,900
Importance Code A	\$13,100	\$600	\$500	\$500
Importance Code B	\$52,200	\$63,100	\$2,400	\$9,400
Importance Code C	\$3,000			
Total	\$68,400	\$63,700	\$2,900	\$9,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
Masonry: Brick	85%			LIFE	**	5	\$6,300	
Masonry: Brick	5%	Now	\$1,500	LIFE	**	5	\$400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Chimney Cap, Front Facade</i>								
Window Wall	5%	Now	\$11,100	2050	**	5	\$700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Window Wall</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	100%	Now	\$162,400	2055	**	5	\$1,700	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout 1st Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Heads Of Windows Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2038	**	10	\$22,700	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	65%			2031	\$169,300	3	\$14,500	
Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
Mosaic Tile	5%			2043	**	5	\$1,900	
Vinyl Tile	25%	2-4	\$2,000	2035	**	3	\$1,400	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Work Area And Kitchen</i>								
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$700	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,400	
Gypsum Board	70%	4+	\$2,700	LIFE	**	5	\$5,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Childrens Room</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$14,200	2050	**	5	\$900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	80%			2047	**	5	\$11,900	
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	5%			LIFE	**	5	\$900	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2040	**			
Iron Picket	10%			2065	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,900	2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			
Parking/Driveway								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$43,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$43,000	5	\$300	
Raceway								
Conduit	80%			2030	\$29,200	1		
Conduit	20%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$1,000	5		
Molded Case Bkrs	75%			2029	\$14,800	5	\$200	
Molded Case Bkrs	20%			2046	**	5	\$100	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	80%	2-4	\$26,400	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
Thermoplastic	20%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	70%			2035	**	10	\$6,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Reading And Book Shelves Area</i>								
Fluorescent	20%			2035	**	10	\$1,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Kitchen And Offices</i>								
Fluorescent	10%			2035	**	10	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	45%			2035	**	10	\$1,100	
Exit, LED	55%			2058	**	1		
Exterior Lighting								
HID	100%			2035	**	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside, Outside And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : Fire Alarm Panel, Strobe Light, Bell, Horn, Smoke And Heat Detector</i>								

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

Heating

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Furnace	100%			2038	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 3 Units</i>								
Terminal Devices								
Air Handler	100%			2030	\$185,200	1	\$6,100	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	**	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 1 Unit. R-410a</i>								
Terminal Devices								
Air Handler/Dir Expansion	100%			2030	\$188,700	1		
Heat Rejection								
Dry Cooler	100%			2025	\$45,200	2	\$6,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,500	
Exhaust Fans								
Interior	80%			2030	\$34,900	2	\$200	
Roof	20%			2035	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater With Tanks								
Electric	100%			2028	\$23,400	4		
Sanitary Piping								
Cast Iron	100%	0-2	\$6,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Backs Up To 1st Floor Toilets.</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$2,000	4	\$200	
Sewage Ejector(s)								
Electric	100%			2035	**	4	\$400	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Fixtures								
	Generic	100%							
			<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 30%</i>						
			<i>Location : Toilets In No.2 Restroom</i>						
Fire Suppression									
	Sprinkler								
	No Component	95%							
	Generic	5%			2050	**	1-2	\$100	

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : BELLEROSE BRANCH LIBRARY
Address : 250-06 HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : BL
Program / Asset # : QPLOB09.000 / 13280 **Yr Built/Renovated** : 1978 /
Area Sq Ft : 6,908 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 16-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8604 **Lot** : 85 **BIN** : 4175514

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$88,600	
Total	\$88,600	
Importance Code A	\$88,600	
Total	\$88,600	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$46,000		\$2,700	
Interior Architecture	\$4,800	\$700		\$3,900
Electrical	\$700	\$600	\$7,900	\$800
Mechanical	\$700	\$600	\$1,200	\$700
Site Pavements	\$18,600			
Total	\$70,800	\$1,800	\$11,900	\$5,400
Importance Code A	\$46,300	\$300	\$3,200	\$300
Importance Code B	\$24,500	\$1,100	\$8,700	\$5,100
Importance Code C		\$400		
Total	\$70,800	\$1,800	\$11,900	\$5,400



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	4+	\$18,800	LIFE	**	5	\$11,500	
<i>Efflorescence, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Facade And Base Of 250th Street Facade</i>								
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout Exterior Brick</i>								
Metal/Glass Curt Wall	10%	4+	\$24,100	LIFE	**	5	\$2,700	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Thermally Inefficient, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2041	**	5-10	\$9,900	
Windows								
Aluminum	100%			2039	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Masonry: Brick	78%			LIFE	**	5	\$300	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Metal: Cage/Fence	2%			2036	**	5-10	\$100	
Pre-Cast Concrete	20%			LIFE	**	5	\$500	
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$88,600	2039	**			
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Inadequate Pitch To Drains</i>								
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Recent Construction, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Seams Open/Split, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Interior Corners At Flashing</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$2,500	LIFE	**	5	\$4,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Entry Soffit</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entry Soffit</i>								
Interior								

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

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

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

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

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

Interior**Floors**

Carpet	70%			2030	\$126,800	3	\$14,500	
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2040	**	5	\$500	
Vinyl Tile	20%	0-2	\$1,100	2036	**	3	\$800	

Blisters, Extent : Moderate, Area Affected : 2%

Location : Staff Office And Staff Lounge At Threshold

Interior Walls

Ceramic Tile	8%			2040	**	5	\$800	
Concrete Masonry Unit	60%			LIFE	**	5	\$2,400	
Gypsum Board	30%			LIFE	**	5	\$1,800	
Mosaic Tile	2%			LIFE	**			

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

Location : Front Foyer

Ceilings

AcousTileSusp.Lay-In	93%			2048	**	5	\$10,100	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	2%	Now	\$100	LIFE	**	5	\$300	

Water Penetration, Extent : Moderate, Area Affected : 2%

Location : Front Foyer

Site Pavements**Public Sidewalk**

Cast in Place Concrete	100%	Now	\$18,600	2036	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 5%

Location : Hillside Avenue And 250th Street

Misaligned/Bulging, Extent : Moderate, Area Affected : 15%

Location : Hillside Avenue And 250th Street

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

Under 600 Volts**Service Equipment**

Molded Case Bkrs	100%			2051	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2051	**	5	\$200	
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Raceway

Conduit	100%			2051	**	1		
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Panelboards

Fused Disc Sw	10%			2047	**	5		
Molded Case Bkrs	90%			2047	**	5	\$200	

Wiring

Thermoplastic	100%			2051	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2044	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	95%			2036	**	10	\$6,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	5%			2036	**	10	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$800	
Exit, Service	50%			2036	**	1		
Alarm								
Security System								
No Component	30%							
Generic	70%			2036	**	1	\$1,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Front And Right Side Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$3,400	
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$300	
Terminal Devices								
Convactor/Radiator	50%			2044	**	1	\$1,100	
Fan Coil Unit/Heat	50%			2036	**	1	\$1,100	
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.

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2036	**	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. R-410a</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900	
Exhaust Fans								
Roof	100%			2036	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Electric	100%			2029	\$23,400	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Not Accessible	100%							
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : BRIARWOOD BRANCH LIBRARY
Address : 85-12 MAIN STREET @QUEENS BLVD.
Borough : QUEENS **Agency's Number** : BW
Program / Asset # : QPLOB10.000 / 13281 **Yr Built/Renovated** : 1975 / 2006
Area Sq Ft : 8,065 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 05-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 9651 **Lot** : 25 **BIN** : 4206518

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$252,000	
Total	\$252,000	
Importance Code A	\$252,000	
Total	\$252,000	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$9,900		\$1,200	\$800
Interior Architecture	\$55,400	\$700		\$2,400
Electrical	\$300	\$300	\$24,600	\$300
Mechanical	\$2,200	\$1,100	\$2,800	\$1,400
Site Enclosure	\$13,800			
Site Pavements	\$500			
Total	\$82,000	\$2,100	\$28,600	\$4,800
Importance Code A	\$10,300	\$400	\$1,700	\$1,200
Importance Code B	\$47,400	\$1,300	\$26,900	\$3,600
Importance Code C	\$24,400	\$400		
Total	\$82,000	\$2,100	\$28,600	\$4,800



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	88%	0-2	\$75,200	LIFE	**	5	\$18,400	
<i>Horizontal Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Side Of Building</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Exterior Walls</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 60%</i>								
<i>Location : Exterior Walls</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Exterior Walls</i>								
Metal Sect. OHD	3%			2044	**	5	\$2,000	
Granite Panels	4%	Now	\$5,100	LIFE	**	5	\$600	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entrance Granite</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Entrance Granite Panel Facing Northwest</i>								
Pre-Cast Concrete	2%	0-2	\$600	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : South Facade Window Trim</i>								
Window Wall	3%			2051	**	5	\$2,400	
Windows								
Aluminum	100%	Now	\$83,000	2056	**	5	\$900	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Perimeter Of All Window Frames</i>								
<i>Explanation : Previous Repair Attempt Unsatisfactory</i>								
Parapets								
Masonry: Brick	90%	Now	\$93,800	LIFE	**	5	\$3,700	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : All Parapets</i>								
Metal Panel	10%			2057	**	5	\$1,600	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Replacement Of All Copings</i>								
Roof								
Modified Bitumen	100%	0-2	\$3,200	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Northeast Area Next To Hatch</i>								

Interior

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Estimates are rounded to the nearest hundred dollars.

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	25%			2030	\$52,900	3	\$6,000	
Cast in Place Concrete	10%			LIFE	**	5	\$2,600	
Ceramic Tile	5%			2040	**	5	\$600	
Vinyl Tile	40%			2036	**	3	\$2,400	
Vinyl Tile	20%	4+	\$1,300	2036	**	3	\$900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Corridor Base Tile</i>								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$1,100	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Scuttle To Roof</i>								
Ceramic Tile	5%			2040	**	5	\$700	
Concrete Masonry Unit	60%	0-2	\$16,500	LIFE	**	5	\$3,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Staff Office</i>								
Glass: Single Pane	2%			LIFE	**	5	\$200	
Gypsum Board	28%			LIFE	**	5	\$2,500	
Ceilings								
AcousTileSusp.Lay-In	70%	2-4	\$3,600	2036	**	5	\$5,400	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Reading Area, Book Return Room And Bathroom Foyer</i>								
AcousTileSusp.Lay-In	20%	Now	\$30,700	2051	**	5	\$1,600	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Storage Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Community Room, Storage Space</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Community Room, Storage Space, Public Restroom</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Community Room, Storage Space</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	5%			LIFE	**	5	\$1,000	
Site Enclosure								
Fence/Gates								
Aluminum Rail	70%			2044	**	5-10	\$10,300	
Chain Link	30%			2041	**			
Free Standing Walls								
Cast in Place Concrete	100%			2051	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard At West Facade And Columns At South Facade</i>								
<i>Explanation : Concrete Seats At Courtyard And Columns At Basement Level</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	25%			2066		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Ramp</i>								
<i>Explanation : Cheek Wall</i>								
Concrete Masonry Unit	5%	Now	\$200	2041		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping Stones At Courtyard Retaining Wall</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping Stones At Courtyard Retaining Wall</i>								
<i>Explanation : Missing Joints And Delaminated Surface</i>								
Masonry: Brick	70%	Now	\$7,300	2041		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtyard Retaining Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044		**		
On-Site Walkways								
Cast in Place Concrete	25%			2044		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ramp And Landings At Entrance</i>								
<i>Explanation : Walkways</i>								
Cast in Place Concrete	75%	Now	\$500	2036		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Courtyard And Steps To Basement From Courtyard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2031	\$36,500	1		
Panelboards								
Molded Case Bkrs	100%			2030	\$19,800	5	\$200	
Wiring								
Thermoplastic	100%			2031	\$33,000	1		
Motor Controllers								
Locally Mounted	100%			2029	\$23,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2036	**	10	\$6,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2036	**	10	\$400	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
LED	5%			2036	**			
Egress Lighting								
Emergency, Battery	40%			2026	\$5,400	10	\$800	
Emergency, Battery	10%			2036	**	10	\$200	
Exit, Service	20%			2026	\$500	1		
Exit, Service	30%			2036	**	1		
Exterior Lighting								
Fluorescent	20%			2026	\$6,400	10	\$100	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Wall</i>						
HID	10%			2026	\$3,700	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2036	**	1	\$900	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2036	**	1-3	\$1,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2036	**	1	\$4,000	
<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	\$400	
Terminal Devices								
Air Handler	40%			2036	**	1	\$2,000	
Convactor/Radiator	55%			2036	**	1	\$1,400	
Unit Heater - Hot Water	5%			2031			\$2,400	
Air Conditioning								
Energy Source Electricity	100%			2047	**	1		
Conversion Equipment Reciprocating Compr/Chiller	80%			2036	**	1	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. R-410a</i>								
Exterior Pkg Unit - Cooling	20%			2031	\$17,500	2	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. R-407c</i>								
Terminal Devices Air Handler/Dir Expansion No Component	80%			2036	**	1		
	20%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	**	2	\$5,600	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
Exhaust Fans								
Interior	80%			2036	**	2	\$200	
Roof	20%			2031	\$3,100	2	\$100	
Plumbing								
H/C Water Piping Brass/Copper	100%			2041	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Gas Fired	100%			2031	\$16,900	2		
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 36 Gallon</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2031	\$1,600	4	\$200	
Fixtures Generic	100%							

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : BROAD CHANNEL BRANCH LIBRARY
Address : 16-26 CROSS BAY BLVD.
Borough : QUEENS **Agency's Number** : BC
Program / Asset # : QPL0B11.000 / 13282 **Yr Built/Renovated** : 1990 / 2008
Area Sq Ft : 1,940 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 13-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 15481 **Lot** : 530 **BIN** : 4297581

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$58,400		\$6,300	
Interior Architecture	\$1,800	\$100		\$1,000
Electrical	\$100	\$100	\$4,600	\$100
Mechanical	\$200	\$100	\$200	\$100
Total	\$60,500	\$300	\$11,100	\$1,200
Importance Code A	\$58,500		\$6,500	
Importance Code B	\$1,900	\$300	\$4,700	\$1,200
Importance Code C				
Total	\$60,500	\$300	\$11,100	\$1,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Metal Panel	30%	Now	\$15,700	2061	**	5	\$2,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i> <i>Location : At Base Of Building Along Perimeter</i> <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> <i>Location : Throughout Building</i> <i>Not Insulated, Extent : Severe, Area Affected : 100%</i> <i>Location : Originally A Temporary Structure, Not Insulated For Various Weather Conditions</i> <i>Paint Peeling, Extent : Severe, Area Affected : 5%</i> <i>Location : Throughout Facade And Window Trims</i> <i>Seams Open/Split, Extent : Severe, Area Affected : 1%</i> <i>Location : At Rear Below Window Sill</i>								
Window Wall	35%			2041	**	5	\$6,300	
Window Wall	35%			2041	**	5	\$6,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : All Facades</i> <i>Explanation : Curved Glass</i>								
Roof								
Metal Panel	100%	Now	\$29,500	2036	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> <i>Location : Gutters Misaligned, Leaking And Missing Leader Lines</i> <i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i> <i>Location : Gutters</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Roof Leaks Evident In Staff And Public Bathrooms</i>								
Soffits								
Alum/Vinyl Siding	90%	Now	\$12,000	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> <i>Location : Edges Of Soffit At Metal Structure</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Edges Of Soffit At Metal Structure</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Throughout Soffit</i> <i>Explanation : Composite Aluminum Panels</i>								
Exposed Struc: Steel	10%	Now	\$1,200	LIFE	**	5	\$600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i> <i>Location : At Joint Between Soffit Structure And Panels</i> <i>Worn/Eroded, Extent : Light, Area Affected : 10%</i> <i>Location : At Bottom Of Soffit Structure</i>								
Interior								
Floors								
Carpet	65%			2030		3	\$3,800	
Ceramic Tile	10%			2040	**	5	\$300	
Vinyl Tile	25%			2036	**	3	\$400	
<i>Patching Evident, Extent : Light, Area Affected : 15%</i> <i>Location : Behind Service Desk</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Fiberglass Panel	85%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Full Walls And Perimeter Walls</i>								
<i>Explanation : Modular Composite Panel</i>								
Gypsum Board	15%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Behind Service Desk</i>								
<i>Explanation : Partial Wall</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$700	2044	**	5	\$200	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Leaks From Roof In Staff And Public Bathrooms</i>								
Exposed Struc: Steel	20%			LIFE	**			
Fiber Board	65%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceilings</i>								
<i>Explanation : Composite Aluminum Panels</i>								
Site Pavements								
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Northeast Corner At Front Facade</i>								
<i>Explanation : Erosion</i>								
Parking/Driveway								
Asphalt	100%			2040	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$3,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$100	
Raceway								
Conduit	100%			2041	**	1		
Panelboards								
Molded Case Bkrs	100%			2039	**	5	\$100	
Wiring								
Thermoplastic	100%			2041	**	1		

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
BROAD CHANNEL BRANCH LIBRARY
Asset # : 13282

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Not Accessible	100%							
Lighting								
Interior Lighting Fluorescent	98%			2036	**	10	\$1,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-5 Lamps</i>					
Fluorescent	2%			2036	**	10		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Electrical Room</i>					
			<i>Explanation : Compact Fluorescent Lights</i>					
Egress Lighting								
Emergency, Service	50%			2036	**	1		
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	30%			2026			\$2,700	10
No Component	70%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2031			\$2,900	1
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas, Outside Perimeter</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	100%			2051	**	1		
Conversion Equipment								
Heat Pump Air Sourced	100%			2032		2	\$600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Various Locations</i>					
			<i>Explanation : 6 Units</i>					
Terminal Devices								
Fan Coil Unit/Heat	100%			2036	**	1	\$600	
Air Conditioning								
Energy Source Electricity	100%			2047	**	1		

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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QUEENS PUBLIC LIBRARY - 039
BROAD CHANNEL BRANCH LIBRARY
Asset # : 13282

Mechanical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning							
Conversion Equipment							
Heat Pump Air Sourced	80%			2032	\$23,000	2	\$100
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : Various Locations</i>						
	<i>Explanation : 6 Units</i>						
Split Unit	20%			2039	**		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : 1st Floor</i>						
	<i>Explanation : 1 Unit. R-410a</i>						
Terminal Devices							
Fan Coil - 2 Pipe	20%			2039	**	1	\$100
No Component	80%						
Heat Rejection							
Air Cooled Condenser Unit	20%			2039	**	2	\$300
No Component	80%						
Ventilation							
Exhaust Fans							
Roof	10%			2031	\$400	2	
No Component	90%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%			2051	**	1	
Water Heater With Tanks							
Electric	100%			2029	\$23,400	4	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
	<i>Location : 1st Floor</i>						
	<i>Explanation : One 10 Gallon</i>						
Sanitary Piping							
Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : BROADWAY BRANCH LIBRARY
Address : 40-20 BROADWAY @STEINWAY ST.
Borough : QUEENS **Agency's Number** : BR
Program / Asset # : QPLOB12.000 / 13283 **Yr Built/Renovated** : 1958 / 2007
Area Sq Ft : 17,814 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 10-Feb-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 676 **Lot** : 50 **BIN** : 4011018

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	\$73,000	
Electrical		\$59,100
Total	\$73,000	\$59,100
Importance Code B	\$73,000	\$59,100
Total	\$73,000	\$59,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$21,000	\$3,600		\$2,300
Interior Architecture	\$300	\$8,000	\$700	\$7,000
Electrical	\$23,400	\$400	\$600	\$30,200
Mechanical	\$4,800	\$2,500	\$3,200	\$2,500
Site Enclosure	\$2,300			
Site Pavements	\$17,300			
Total	\$69,100	\$14,500	\$4,400	\$41,900
Importance Code A	\$21,900	\$4,500	\$900	\$3,400
Importance Code B	\$44,200	\$9,500	\$3,500	\$38,500
Importance Code C	\$3,000	\$500		
Total	\$69,100	\$14,500	\$4,400	\$41,900



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 Estimates are rounded to the nearest hundred dollars.
 Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
 ** Replacement cost estimated to be beyond ten years is not included in this report.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	92%			LIFE	**	5	\$22,300	
Granite Panels	3%			LIFE	**	5	\$500	
Window Wall	5%			2042	**	5	\$4,500	
Windows								
Aluminum	100%			2040	**	5	\$7,200	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$2,800	
Metal Panel	5%	Now	\$600	2042	**	5	\$300	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Coping At Upper Parapet</i>								
Roof								
Modified Bitumen	100%	Now	\$20,400	2037	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Second Floor</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	20%			2031			\$8,000	
Carpet	30%			2031			\$12,000	
Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
Ceramic Tile	5%			2041	**	5	\$1,300	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	10%			2027			\$1,300	
Vinyl Tile	25%			2037	**	3	\$2,500	
Interior Walls								
Ceramic Tile	5%			2045	**	5	\$900	
Concrete Masonry Unit	10%			LIFE	**	5	\$700	
Glass: Single Pane	5%			LIFE	**	5	\$700	
Glazed Ceramic Panel	10%			LIFE	**			
Gypsum Board	25%			LIFE	**	5	\$2,800	
Plaster	45%			LIFE	**	5	\$2,500	
Ceilings								
AcousTileSusp.Lay-In	50%			2037	**	5	\$13,300	
Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Gypsum Board	5%			LIFE	**	5	\$1,700	
Plaster	40%			LIFE	**	5	\$6,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2042	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rear Of Building</i>								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$2,300	2052		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Rear Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$4,300	2037		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Broadway</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$3,000	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Of Building</i>								
Activity Yard								
Cast in Place Concrete	100%	4+	\$9,900	2037		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Rear Of Building</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	\$43,000	5	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two 400 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$43,000	5	\$500	
Raceway								
Conduit	70%			2032	\$25,500	1		
Conduit	30%			2042	**	1		
Panelboards								
Fused Disc Sw	5%			2031	\$1,000	5		
Molded Case Bkrs	65%			2031	\$12,900	5	\$300	
Molded Case Bkrs	30%			2040	**	5	\$100	
Wiring								
Braided Cloth	70%	2-4	\$23,100	2057		**	1	
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2042	**	1		
Motor Controllers								
Locally Mounted	20%			2037	**	5		
No Component	80%							

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
BROADWAY BRANCH LIBRARY
Asset # : 13283

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	10%			2032	\$19,700	10	\$1,600	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
Fluorescent	70%			2040	**	10	\$11,400	
			<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	20%			2032	\$39,400	10	\$3,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Compact Fluorescent Light Fixtures</i>					
Egress Lighting								
Emergency, Battery	30%			2027	\$8,900	10	\$1,300	
Emergency, Battery	20%			2040	**	10	\$900	
Exit, Service	45%			2027	\$2,700	1		
Exit, Service	5%			2040	**	1		
Exterior Lighting								
HID	20%			2027	\$16,500	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2032	\$6,600	1	\$1,300	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : CCTV Surveillance Cameras And Intrusion System</i>					
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2032	\$9,100	1-3	\$2,200	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$8,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2040	**	4	\$1,300	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2037	**	1	\$5,800	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	70%	0-2	\$2,700	2037	**	2	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 70%</i>						
		<i>Location : One On Lower Roof, Another On High Roof</i>						
		<i>Explanation : Insulation Tearing Up At Main Duct And Need To Be Replaced. 2 Units With R-410a Refrigerant.</i>						
Split Unit	30%			2037	**			
Terminal Devices								
Fan Coil - 2 Pipe	30%			2037	**	1	\$1,700	
No Component	70%							
Heat Rejection								
Dry Cooler	30%			2037	**	2	\$3,700	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,900	
Exhaust Fans								
Interior	50%			2037	**	2	\$300	
Roof	50%			2037	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater With Tanks								
Gas Fired	100%			2031		2	\$16,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
No Component	90%							
Generic	10%			2037	**	1	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : For Boiler Only</i>						
Fixtures								
Generic	100%							
Vertical Transport								

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement To 2nd Floor**Explanation : Basement To 2nd Floor*

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

Maintenance \$ are aggregated over a 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 : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

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 : 15-Oct-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 11319 **Lot** : 1 **BIN** : 4855031

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$45,500	\$3,300		
Interior Architecture	\$27,600	\$21,100	\$2,200	
Electrical	\$2,300	\$1,800	\$2,200	\$1,800
Mechanical	\$54,100	\$3,100	\$8,100	\$2,600
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$133,500	\$33,200	\$16,400	\$8,300
Importance Code A	\$85,100	\$4,300	\$900	\$900
Importance Code B	\$29,700	\$28,900	\$15,000	\$7,400
Importance Code C	\$18,600		\$500	
Total	\$133,500	\$33,200	\$16,400	\$8,300



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$16,000	
Metal Panel	5%			2059	**	5-10	\$6,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$11,600	
Window Wall	40%			2063	**	5	\$26,700	
Windows								
Aluminum	100%			2055	**	5	\$6,700	
Parapets								
Metal Panel	5%			2059	**	5	\$100	
Pre-Cast Concrete	45%			LIFE	**	5	\$3,300	
No Component	50%							
Roof								
Modified Bitumen	50%	Now	\$28,400	2041	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section Over Northeast Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Northeast Corner In Childrens Area</i>								
Modified Bitumen	50%			2041	**	10	\$13,100	
Interior								
Floors								
Carpet	55%			2034	**	3	\$23,200	
Cast in Place Concrete	10%			LIFE	**	5	\$12,300	
Ceramic Tile	5%			2046	**	5	\$1,400	
Vinyl Tile	30%			2041	**	3	\$3,200	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**	10	\$4,600	
Ceramic Tile	5%			2046	**	5	\$900	
Concrete Masonry Unit	25%			LIFE	**	5	\$3,700	
Gypsum Board	60%			LIFE	**	5-10	\$18,800	
Ceilings								
AcousTileSusp.Lay-In	95%			2050	**	5	\$26,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$2,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			

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

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2053	**	5	\$100	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room Basement</i>							
	<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>							
Fused Disc Sw	10%			2053	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room Basement</i>							
	<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>							
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$100	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	10%			2049	**	5		
Molded Case Bkrs	90%			2049	**	5	\$400	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	100%			2046	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	30%			2038	**	10	\$5,200	
	<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	66%			2038	**	10	\$11,400	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	4%			2038	**	10	\$700	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Entrance Lobby And Elevator Entrance</i>							
	<i>Explanation : Compact Fluorescent Lamps</i>							
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$2,300	
Exit, LED	50%			2061	**	1		
Exterior Lighting								
HID	20%			2038	**	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2038	**	1	\$7,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Inside And Outside Of The Building</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							

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

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

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

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2038

**

1-3

\$11,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Horns, Alarm Bell, Smoke Detectors, Pull Boxes And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2053

**

1

Conversion Equipment

Hot Water Boiler

100%

0-2

\$39,600

2046

**

1

\$8,400

*Corroded, Extent : Moderate, Area Affected : 5%**Location : Boiler Room. Corroded Boiler Expansion Tank**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : One Unit*

Distribution

Hot Wtr Piping/Pump

100%

2049

**

4

\$1,400

Terminal Devices

Air Handler

90%

2038

**

1

\$10,500

Convactor/Radiator

10%

2046

**

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2049

**

1

Conversion Equipment

Interior Pkg Unit -
Cooling

100%

2034

**

2

\$1,200

Heat Rejection

Dry Cooler

100%

2038

**

2

\$13,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$16,600

Exhaust Fans

Interior

70%

2038

**

2

\$400

Roof

30%

2038

**

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2059

**

1

Water Heater With Tanks

Gas Fired

100%

2031

\$16,900

2

Sanitary Piping

Cast Iron

100%

LIFE

**

1

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

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

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2038	**	4	\$400	
Sewage Ejector(s) Electric	100%			2038	**	4	\$700	
Backflow Preventer Generic	100%			2038	**	1	\$1,200	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 1st Floor</i>				
				<i>Explanation : One Unit</i>				
Fire Suppression								
Standpipe Generic	100%			2053	**	1-5	\$9,500	
Sprinkler No Component Generic	70%							
	30%	0-2	\$3,900	2053	**	1-2	\$1,400	
				<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>				
				<i>Location : Lawn Sprinkler In Front Of The Building Is Not Working</i>				

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : CORONA BRANCH LIBRARY
Address : 38-23 104TH ST.
Borough : QUEENS **Agency's Number** : C
Program / Asset # : QPL0C14.000 / 13284 **Yr Built/Renovated** : 1968 / 2005
Area Sq Ft : 7,080 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 04-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 1775 **Lot** : 71 **BIN** : 4044596

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$67,200	
Electrical		\$74,400
Mechanical		\$117,900
Total	\$67,200	\$192,300
Importance Code A	\$67,200	
Importance Code B		\$192,300
Total	\$67,200	\$192,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$4,700	\$800	
Interior Architecture			\$800	
Electrical	\$13,600	\$500	\$300	\$400
Mechanical	\$8,000	\$4,200	\$2,100	\$400
Total	\$21,600	\$9,400	\$3,900	\$800
Importance Code A	\$400	\$5,200	\$1,100	\$400
Importance Code B	\$21,200	\$4,300	\$2,800	\$400
Importance Code C				
Total	\$21,600	\$9,400	\$3,900	\$800



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$7,500	
Metal Panel	10%			2050	**	5-10	\$6,900	
Window Wall	15%			2050	**	5	\$5,700	
Windows								
Aluminum	100%			2046	**	5	\$1,600	
Roof								
Metal Panel	45%			2043	**	10	\$9,300	
Modified Bitumen	55%	Now	\$67,200	2040	**			1
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over Multi-purpose Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Multi-purpose Room, Librarians Area</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$800	
Ceramic Tile	3%			2043	**	5	\$200	
Granite Panels	5%			LIFE	**	5	\$300	
Vinyl Tile	87%			2038	**	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%			2043	**	5	\$7,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Reading Area</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Multi-purpose Room, Librarians Office</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	15%			LIFE	**	5	\$1,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
Raceway								
Conduit	40%			2030	\$14,600	1		
Conduit	60%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$1,000	5		
Molded Case Bkrs	40%			2029	\$7,900	5	\$100	
Molded Case Bkrs	55%			2038	**	5	\$100	
Wiring								
Braided Cloth	40%	2-4	\$13,200	2055	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Thermoplastic	40%			2030	\$13,200	1		
Thermoplastic	20%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$23,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	55%			2030	\$43,100	10	\$3,600	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	30%			2030	\$23,500	10	\$1,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	10%			2030	\$7,800	10	\$600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
HID	5%			2030	\$3,500	10		
Egress Lighting								
Emergency, Battery	50%			2030	\$5,900	10	\$900	
Exit, LED	50%			2045	**	1		
Exterior Lighting								
HID	50%			2030	\$16,400	10		
No Component	50%							
Alarm								
Security System								
No Component	50%							
Generic	50%			2030	\$6,600	1	\$1,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>						

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

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

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

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

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

Alarm

Fire/Smoke Detection

No Component	50%							
Generic, Digital	50%			2030	\$9,000	1-3	\$2,200	

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

Heating

Energy Source

Natural Gas	100%			2040	**	1		
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Conversion Equipment

Furnace	100%			2030	\$21,800	1	\$3,500	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Roof

Explanation : 1 Rooftop Package Unit

Air Conditioning

Energy Source

Electricity	100%			2038	**	1		
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Conversion Equipment

Ext Pkg Unit - Heating/Cooling	100%			2030	\$117,900	2	\$400	
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R-22 Refrigerant, Extent : Light, Area Affected : 100%

Location : 1 Unit. Roof

Heat Rejection

Air Cooled Condenser Unit	100%			2030	\$20,300	2	\$4,900	
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Ventilation

Distribution

Ductwork/Diffusers	100%	0-2	\$6,200	LIFE	**	2-5	\$3,900	
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Insul. Deteriorating, Extent : Moderate, Area Affected : 30%

Location : Roof - Water Leaking To 1st Floor

Exhaust Fans

Roof	100%			2030	\$13,600	2	\$200	
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Plumbing

H/C Water Piping

Brass/Copper	100%			2040	**	1		
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Water Heater With Tanks

Gas Fired	100%			2028	\$16,900	2		
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Sanitary Piping

Cast Iron	100%			LIFE	**	1		
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Storm Drain Piping

Cast Iron	100%			LIFE	**	1		
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Sump Pump(s)

Submersible	100%			2024	\$200	4	\$200	
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Sewage Ejector(s)

Electric	100%			2025	\$3,700	4	\$400	
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Estimates are rounded to the nearest hundred dollars.*

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Fixtures								
	Generic	100%							
Fire Suppression									
	Sprinkler								
	No Component	85%							
	Generic	15%			2040	**	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 : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : DOUGLASTON / LITTLE NECK BRANCH LIBRARY
Address : 249-01 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : DL
Program / Asset # : QPL0D16.000 / 13285 **Yr Built/Renovated** : 1962 / 2010
Area Sq Ft : 7,600 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 18-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 8126 **Lot** : 87 **BIN** : 4169275

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$80,400	
Mechanical		\$301,900
Total	\$80,400	\$301,900
Importance Code A	\$80,400	\$80,000
Importance Code B		\$221,900
Total	\$80,400	\$301,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$12,600			
Interior Architecture	\$67,600	\$2,900		\$5,400
Electrical	\$700	\$1,800	\$800	\$700
Mechanical	\$2,000	\$800	\$2,800	\$800
Total	\$82,900	\$5,500	\$3,600	\$6,900
Importance Code A	\$13,000	\$500	\$400	\$400
Importance Code B	\$66,600	\$5,000	\$3,300	\$6,500
Importance Code C	\$3,300			
Total	\$82,900	\$5,500	\$3,600	\$6,900



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

QUEENS PUBLIC LIBRARY - 039
DOUGLSTON / LITTLE NECK BRANCH LIBRARY

Asset # : 13285

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	\$80,400	LIFE	**	5	\$9,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade On 249th Street</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade, Chimney</i>								
<hr/>								
Windows								
Aluminum	98%	Now	\$300	2046	**	5	\$200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Work Room</i>								
Metal Louvers	2%			2039	**	10		
<hr/>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$900	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	92%	Now	\$11,400	LIFE	**	5	\$900	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Parapet</i>								
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Parapet</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Parapet</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$200	
<hr/>								
Roof								
Modified Bitumen	100%			2038	**	10	\$10,900	
<hr/>								
Interior								
Floors								
Carpet	45%			2031		3	\$7,700	
Carpet	15%	Now	\$29,900	2032		3	\$2,600	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Library Office Area</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$2,500	
Ceramic Tile	5%			2043	**	5	\$600	
Vinyl Tile	25%	Now	\$23,400	2040	**	3	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Staff Room, Kitchen And Storage Area</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$900	
Concrete Masonry Unit	10%	4+	\$3,300	LIFE	**	5	\$700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage Area</i>								
Gypsum Board	75%			LIFE	**	5	\$7,900	
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	5%			2035	**	5	\$700	
AcousTileSusp.Lay-In	75%			2047	**	5	\$8,400	
AcousTileSusp.Lay-In	10%	Now	\$11,100	2050	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pantry</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pantry</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Pantry</i>								
Gypsum Board	10%			LIFE	**	5	\$1,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			
Parking/Driveway								
Asphalt	100%			2033				

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2040	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2040	**	5	\$200	
Raceway								
Conduit	100%			2040	**	1		
Panelboards								
Fused Disc Sw	50%			2038	**	5	\$100	
Molded Case Bkrs	50%			2038	**	5	\$100	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
DOUGLSTON / LITTLE NECK BRANCH LIBRARY

Asset # : 13285

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	100%			2040	**	1		
Motor Controllers								
Locally Mounted	100%			2035	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	10%			2030	\$8,400	10	\$700	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	90%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$900	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	30%			2030	\$10,500	10		
No Component	70%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2038	**	1	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2028	\$80,000	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$400	

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating							
Terminal Devices							
Air Handler	70%		2030	\$99,200	1	\$3,300	
Convactor/Radiator	30%		2035	**	1	\$700	
Air Conditioning							
Energy Source							
Electricity	100%		2038	**	1		
Conversion Equipment							
Int Pkg Unit - Heating/Cooling	100%		2028	\$122,700	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Ceiling</i>					
Heat Rejection							
Air Cooled Condenser Unit	100%		2030	\$21,800	2	\$5,300	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2-5	\$4,200	
Exhaust Fans							
Interior	100%		2030	\$33,400	2	\$200	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2040	**	1		
Water Heater With Tanks							
Gas Fired	100%		2029	\$16,900	2		
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	**	1		
Sump Pump(s)							
Non-Submersible	100%		2030	\$1,500	4	\$200	

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : EAST ELMHURST BRANCH LIBRARY
Address : 95-06 ASTORIA BLVD.
Borough : QUEENS **Agency's Number** : EE
Program / Asset # : QPL0E17.000 / 13286 **Yr Built/Renovated** : 1972 / 2006
Area Sq Ft : 7,834 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 09-Dec-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 1375 **Lot** : 1 **BIN** : 4032625

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$11,900	\$1,000		
Interior Architecture	\$15,100	\$200	\$300	\$3,500
Electrical	\$700	\$800	\$700	\$900
Mechanical	\$400	\$500	\$1,000	\$3,500
Site Enclosure	\$800			
Total	\$28,900	\$2,500	\$2,000	\$8,000
Importance Code A	\$12,300	\$1,300	\$400	\$500
Importance Code B	\$11,800	\$1,000	\$1,600	\$7,500
Importance Code C	\$4,800	\$200		
Total	\$28,900	\$2,500	\$2,000	\$8,000



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$12,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Rear Garden</i>								
<i>Explanation : Terrazzo Block</i>								
Masonry: Brick	45%	0-2	\$11,900	LIFE	**	5	\$7,300	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 95th Street</i>								
Metal Panel	10%			2058	**	5-10	\$11,100	
Window Wall	35%			2058	**	5	\$21,300	
Windows								
Aluminum	90%			2048	**	5	\$1,400	
Metal Louvers	10%			2045	**	10	\$1,000	
Roof								
Modified Bitumen	90%			2040	**	10	\$19,800	
Sloped Glazing	10%			LIFE	**	5	\$29,300	
Soffits								
Gypsum Board: Exterior Grade	100%			LIFE	**			
Interior								
Floors								
Carpet	60%			2033	\$123,300	3	\$14,100	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Cast in Place Concrete	15%	4+	\$3,600	LIFE	**	5	\$3,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : New Wing</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : New Wing</i>								
<i>Explanation : Polished Concrete</i>								
Ceramic Tile	5%			2041	**	5	\$600	
Sheet Vinyl/Rubber	10%	Now	\$1,500	2040	**	5	\$900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Reading Room</i>								
Vinyl Tile	5%			2040	**	3	\$200	

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast Stone/Terra Cotta	10%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : New Wing</i>								
<i>Explanation : Terrazzo Block</i>								
Ceramic Tile	3%			2045	**	5	\$300	
Concrete Masonry Unit	15%	Now	\$3,200	LIFE	**	5	\$700	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Lounge</i>								
Folding Partition	5%			2054	**	5	\$1,500	
Glass: Single Pane	15%			LIFE	**	5	\$1,300	
Gypsum Board	32%			LIFE	**	5	\$2,200	
<i>Recent Replace Evident, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	5%			LIFE	**			
Wood	15%			LIFE	**	5	\$7,000	
Ceilings								
AcousTileSusp.Lay-In	65%	Now	\$2,500	2049	**	5	\$3,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Children Room</i>								
Exposed Struc: Steel	5%			LIFE	**			
Glass: Susp Panels	5%			LIFE	**			
Gypsum Board	10%			LIFE	**	5	\$1,500	
Wood	15%			LIFE	**	5	\$15,400	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$400	2067	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 95th Street</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 95th Street</i>								
<i>Explanation : Fence On Free Standing Wall</i>								
Free Standing Walls								
Cast in Place Concrete	100%	Now	\$500	2067	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 95th Street</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Pavers/Stone	100%			2045	**			
Activity Yard								
Pavers/Stone	100%			2045	**			

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	\$43,000	5	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$43,000	5	\$200	
Raceway								
Conduit	70%			2032	\$25,500	1		
Conduit	20%			2042	**	1		
Conduit	10%			2058	**	1		
Panelboards								
Molded Case Bkrs	70%			2031	\$13,800	5	\$100	
Molded Case Bkrs	20%			2040	**	5		
Molded Case Bkrs	10%			2054	**	5		
Wiring								
Thermoplastic	70%			2032	\$23,100	1		
Thermoplastic	20%			2042	**	1		
Thermoplastic	10%			2058	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	87%			2040	**	10	\$6,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Reading Areas, Mechanical Rooms</i>							
	<i>Explanation : T-5 Lamps</i>							
Fluorescent	3%			2040	**	10	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Lobby</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
LED	10%			2040	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Meeting Room</i>							
	<i>Explanation : LED Lights</i>							
Egress Lighting								
Emergency, Battery	50%			2032	\$6,500	10	\$900	
Exit, LED	50%			2067	**	1		
Exterior Lighting								
Fluorescent	5%			2037	**	10		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outside Perimeter</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
HID	25%			2037	**	10		
No Component	70%							

Alarm

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

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

Alarm

Security System

No Component

30%

Generic

70%

2040

* *

1

\$2,100

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Reading Areas, Meeting Room, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog

100%

2040

* *

1-3

\$4,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns*

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Furnace

100%

2037

* *

1

\$3,900

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 2 Rooftop Package Units***Air Conditioning**

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Ext Pkg Unit - Heating/Cooling

100%

2037

* *

2

\$500

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Roof**Explanation : 2 Rooftop Package Units, R-410a Refrigerant***Ventilation**

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,400

Exhaust Fans

Roof

80%

2037

* *

2

\$200

Roof

20%

2027

\$3,000

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2052

* *

1

Water Heater With Tanks

Electric

100%

2030

\$23,400

4

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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QUEENS PUBLIC LIBRARY - 039
EAST ELMHURST BRANCH LIBRARY

Asset # : 13286

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : EAST FLUSHING BRANCH LIBRARY
Address : 196-36 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : EF
Program / Asset # : QPL0E18.000 / 13287 **Yr Built/Renovated** : 1977 / 2007
Area Sq Ft : 6,250 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5520 **Lot** : 18 **BIN** : 4124564

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$76,900	
Interior Architecture		\$217,700
Mechanical	\$120,200	\$91,400
Total	\$197,100	\$309,000
Importance Code A	\$76,900	
Importance Code B	\$120,200	\$309,000
Total	\$197,100	\$309,000

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$7,900	\$19,500		
Interior Architecture	\$1,200			\$1,000
Electrical	\$7,200	\$9,900	\$600	\$500
Mechanical	\$28,000	\$20,800	\$2,600	\$1,100
Site Enclosure	\$1,000			
Site Pavements	\$600			
Total	\$45,700	\$50,300	\$3,200	\$2,600
Importance Code A	\$34,200	\$19,900	\$300	\$300
Importance Code B	\$10,000	\$30,400	\$2,900	\$2,300
Importance Code C	\$1,500			
Total	\$45,700	\$50,300	\$3,200	\$2,600



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$76,900	LIFE	**	5	\$9,400	
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Base Of Building At Front Facade And Side Yard Base</i>								
Window Wall	10%			2050	**	5	\$3,900	
Windows								
Aluminum	100%			2038	**	5	\$2,500	
Parapets								
Masonry: Brick	90%	Now	\$7,900	LIFE	**	5	\$1,300	
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Exterior Face Of Parapet Walls</i>								
Masonry: Limestone	5%			LIFE	**	5	\$100	
Metal: Cage/Fence	2%			2043	**	5-10	\$200	
No Component	3%							
Roof								
Modified Bitumen	100%			2035	**	10	\$17,500	
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Clogged Drain</i>								
Soffits								
Aluminum Sunshades	75%			2033		10		
Stucco Cement	25%			2035	**	5		
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2039	**	5	\$500	
Vinyl Tile	85%			2030	\$217,700	3	\$4,000	
Interior Walls								
Concrete Masonry Unit	40%			LIFE	**	5	\$2,400	
Glass: Single Pane	5%			LIFE	**	5	\$600	
Gypsum Board	55%			LIFE	**	5	\$4,900	
Ceilings								
AcousTileSusp.Lay-In	90%			2043	**	5	\$8,400	
Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%	2-4	\$1,000	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Left Side And Rear Of Building</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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

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

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	2-4	\$600	2043	**			
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 15%**Location : Side Yard*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Nameplate Rating Available.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
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Raceway

Conduit	100%			2030	\$36,500	1		
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Panelboards

Molded Case Bkrs	90%			2029	\$17,800	5	\$100	
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Molded Case Bkrs	10%			2046	**	5		
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Wiring

Braided Cloth	20%	2-4	\$6,600	2055	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Electrical, Mechanical Rooms*

Thermoplastic	80%			2030	\$26,400	1		
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Motor Controllers

Locally Mounted	100%			2028	\$23,700	5		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	1%			2025	\$700	10	\$100	
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*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Mechanical Room*

LED	99%			2038	**			
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Egress Lighting

Emergency, Battery	50%			2035	**	10	\$800	
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Exit, Service	50%			2035	**	1		
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Exterior Lighting

Fluorescent	25%			2025	\$6,200	10	\$100	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Front And Side Of The Building*

HID	5%			2025	\$1,400	10		
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No Component	70%							
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

30%

Generic

70%

2038

* *

1

\$1,600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas, Front And Side Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$3,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Light And Horns*

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

0-2

\$26,300

2050

* *

1

\$2,800

*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : One Unit In Boiler Room*

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$300

Terminal Devices

Convactor/Radiator

40%

2035

* *

1

\$800

No Component

60%

*Other Observation, Extent : Light, Area Affected : 0%**Location : Air Conditioning Units**Explanation : Air Handler Is Covered Under Air Conditioning Section***Air Conditioning**

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating

100%

2030

\$91,400

1

\$2,900

Compr/Chiller

*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 1 Unit. Roof*

Terminal Devices

Air Handler/Cool/Ht

100%

2025

\$120,200

1

\$3,900

Heat Rejection

Air Cooled Condenser

100%

2030

\$17,900

2

\$4,400

Unit

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$3,500

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

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*** 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 Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Ventilation								
	Exhaust Fans							
	Interior	50%			2025	\$13,700	2	\$100
	Roof	50%			2025	\$6,000	2	\$100
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%			2040	**	1	
	Water Heater With Tanks							
	Gas Fired	100%			2028	\$16,900	2	
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Fixtures							
	Generic	100%						

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : ELMHURST BRANCH LIBRARY
Address : 86-01 BROADWAY @51 ST AVE.
Borough : QUEENS **Agency's Number** : E
Program / Asset # : QPL0006.000 / 14553 **Yr Built/Renovated** :
Area Sq Ft : 31,436 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 02-Feb-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1837 **Lot** : 1 **BIN** : 4045226

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$254,600	\$325,200
Mechanical		\$1,630,000
Total	\$254,600	\$1,955,200
Importance Code A	\$254,600	\$383,300
Importance Code B		\$1,571,800
Total	\$254,600	\$1,955,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$35,300		\$4,300	
Interior Architecture	\$132,500		\$13,500	
Electrical	\$3,800	\$2,900	\$3,600	\$2,900
Mechanical	\$22,700	\$4,500	\$14,900	\$3,000
Site Enclosure	\$300			
Site Pavements	\$5,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$207,700	\$15,300	\$44,200	\$13,900
Importance Code A	\$36,900	\$1,600	\$5,800	\$1,600
Importance Code B	\$145,300	\$13,700	\$37,800	\$12,300
Importance Code C	\$25,600		\$600	
Total	\$207,700	\$15,300	\$44,200	\$13,900



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

QUEENS PUBLIC LIBRARY - 039
ELMHURST BRANCH LIBRARY
Asset # : 14553

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	50%			LIFE	**	5	\$509,200	
Masonry: Brick	5%			LIFE	**	5	\$6,500	
Metal, Corrugated	5%			2053	**	1		
Metal Panel	10%			2053	**	5-10	\$44,800	
Window Wall	30%			2053	**	5	\$73,300	
Windows								
Aluminum	100%			2049	**	5	\$8,200	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5-10	\$22,100	
Concrete Masonry Unit	70%			LIFE	**	5-10	\$15,000	
Metal Rail	10%			2046	**	5-10	\$7,000	
Roof								
Green, Roof Inaccessible	20%			LIFE	**			
IRMA/Protected Membrane	80%			2038	**	10	\$70,600	
Soffits								
Metal Panel	100%			2053	**	5-10		
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$61,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : First Floor</i>								
Sheet Vinyl/Rubber	55%	2-4	\$33,600	2038	**	5	\$19,400	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 1%</i>								
<i>Location : Basement Corridor</i>								
Wood	15%	0-2	\$8,300	2061	**	5	\$6,600	
<i>Loose Units, Extent : Light, Area Affected : 1%</i>								
<i>Location : 2nd Floor Front Reading Room</i>								
Interior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**	10	\$3,500	
Folding Partition	1%			2041	**	5	\$1,200	
Gypsum Board	75%	2-4	\$9,800	LIFE	**	5	\$21,100	
<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>								
<i>Location : 2nd Floor Across From Elevators</i>								
Masonry: Brick	2%			LIFE	**	10	\$300	
Metal Panel	10%			LIFE	**	10	\$2,100	
Plywood/Hardboard	5%			LIFE	**	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Composite Plastic Product At Entrances To Library Spaces</i>								
Wood	5%			LIFE	**	5	\$18,800	

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

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

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

QUEENS PUBLIC LIBRARY - 039
ELMHURST BRANCH LIBRARY
Asset # : 14553

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%			2046	**	5	\$25,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$4,700	
Gypsum Board	20%	2-4	\$3,300	LIFE	**	5	\$11,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor</i>								
Metal Panel	10%			LIFE	**	5	\$11,800	
Plywood/Hardboard	5%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Entrances To Library Rooms</i>								
<i>Explanation : Composite Plastic Material Used As Soffits</i>								
Wood	5%			LIFE	**	5	\$41,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	**			
Free Standing Walls								
Cast in Place Concrete	100%	2-4	\$300	2068	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Wall At Property Line</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	**			
On-Site Walkways								
Cast in Place Concrete	90%			2046	**			
Pavers/Stone	10%			2042	**			
Activity Yard								
Pavers/Stone	100%	2-4	\$5,200	2036	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Outdoor Area Between Pavers</i>								
<i>Explanation : Vegetation Growth</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 2,500 Ampere Main Service Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2053	**	5	\$100	
Raceway								
Conduit	100%			2053	**	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
ELMHURST BRANCH LIBRARY
Asset # : 14553

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2049	**	5	\$800	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	80%			2046	**	5	\$200	
Variable Frequency Drive	20%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Lighting								
Interior Lighting								
Fluorescent	1%			2038	**	10	\$300	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	50%			2038	**	10	\$14,400	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	38%			2038	**	10	\$11,000	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent	1%			2038	**	2		
LED	10%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$3,800	
Exit, LED	50%			2061	**	1		
Exterior Lighting								
Fluorescent	25%			2038	**	10	\$700	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Side Exit Only</i>					
No Component	75%							
Alarm								
Security System								
Generic	50%			2038	**	1	\$5,900	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : CCTV Surveillance System</i>					
Generic	50%			2038	**	1	\$5,900	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Intrusion Alarm System</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$19,400	

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

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

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

QUEENS PUBLIC LIBRARY - 039
ELMHURST BRANCH LIBRARY
Asset # : 14553

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Furnace	60%			2033	\$58,100	1	\$9,300	
Hot Water Boiler	40%			2038	**	1	\$6,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$2,300	
Terminal Devices								
Convactor/Radiator	40%			2038	**	1	\$4,100	
No Component	60%							
Controls								
Digital	100%			2028	\$894,700			
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2033	\$418,700	2	\$1,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
Split Unit	20%			2033	\$147,900			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$51,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$27,800	
Exhaust Fans								
Interior	80%			2033	\$110,500	2	\$800	
Roof	20%			2033	\$12,100	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		
Water Heater With Tanks								
Gas Fired	100%			2028	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 75 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2033	\$16,300	4	\$1,900	

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

QUEENS PUBLIC LIBRARY - 039
ELMHURST BRANCH LIBRARY
Asset # : 14553

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE		**		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : All Floors</i>					
			<i>Explanation : 2 Elevators</i>					
Escalators								
Not Accessible	100%							
Fire Suppression								
Sprinkler								
No Component	50%							
Generic	50%			2053		**	1-2	\$4,400

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

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 : 08-Oct-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5043 **Lot** : 11 **BIN** : 4114282

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$155,600	\$468,400
Interior Architecture	\$217,900	\$152,800
Electrical		\$942,800
Mechanical		\$4,063,300
Site Pavements	\$136,700	
Total	\$510,200	\$5,627,300
Importance Code A	\$155,600	\$468,400
Importance Code B	\$152,800	\$5,158,900
Importance Code C	\$201,700	
Total	\$510,200	\$5,627,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$65,600		\$23,500	
Interior Architecture	\$193,900		\$6,300	\$17,700
Electrical	\$20,900	\$9,500	\$13,400	\$10,600
Mechanical	\$78,400	\$30,500	\$23,100	\$31,900
Site Pavements	\$11,200			
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$377,900	\$47,900	\$74,100	\$68,200
Importance Code A	\$96,300	\$2,900	\$26,400	\$2,900
Importance Code B	\$246,300	\$45,000	\$47,700	\$62,800
Importance Code C	\$35,200			\$2,500
Total	\$377,900	\$47,900	\$74,100	\$68,200



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$18,600	
Metal/Glass Curt Wall	40%	Now	\$155,600	LIFE	**	5	\$34,900	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 3rd Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 2nd And 3rd Floor At Corner Of Main Street And Kissena Boulevard</i>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$8,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Along Main Street</i>								
<i>Explanation : Etched Glass Artwork</i>								
Metal Panel	3%			2053	**	5-10	\$9,600	
Metal Coiling Doors	3%			2046	**	5	\$4,400	
Granite Panels	27%			LIFE	**	5	\$18,900	
Window Wall	2%			2053	**	5	\$3,500	
Windows								
Aluminum	98%	Now	\$20,900	2049	**	5	\$11,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Staff And Media Room</i>								
Metal Louvers	2%			2042	**	10	\$2,800	
Parapets								
Masonry: Brick	5%			LIFE	**	5-10	\$1,900	
Metal/Glass Curt Wall	50%			2053	**	5	\$10,800	
Metal Rail	35%			2046	**	5-10	\$35,100	
Granite Panels	10%			LIFE	**	5-10	\$6,600	
Roof								
Built-Up (BUR)	90%	Now	\$9,400	2033	\$468,400			
<i>Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Passenger Elevator Shaft</i>								
Plaza Roof: Stone Panels	8%	Now	\$4,600	2053	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Balcony And Front Entry Plaza</i>								
Skylight, Plastic	2%			2046	**	1		
Soffits								
Metal Panel	40%			2053	**	5-10		
Stucco Cement	60%			2046	**	5		

Interior

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	30%	Now	\$9,200	2032	\$459,200	3	\$39,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Media Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Covid Vaccine Site, Temporary Vinyl Floor Installed Over Carpet</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$38,200	
Ceramic Tile	5%			2042	**	5	\$4,400	
Granite Panels	30%			LIFE	**	5	\$39,300	
Vinyl Tile	20%			2038	**	3	\$6,500	
Wood	5%			2061	**	5	\$8,200	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$4,900	
Concrete Masonry Unit	15%			LIFE	**	5	\$11,800	
Glass: Single Pane	10%			LIFE	**	5	\$14,800	
Gypsum Board	60%			LIFE	**	5-10	\$100,600	
Metal Panel	5%			LIFE	**	10	\$2,200	
Wood	5%			LIFE	**	5	\$39,400	
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$2,900	2046	**	5	\$4,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Conference Room</i>								
Exposed Struc: Concrete	10%	Now	\$25,900	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Electrical And Tele Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Electrical And Tele Room</i>								
Gypsum Board	20%			LIFE	**	5-10	\$60,000	
Metal Panel	15%			LIFE	**	5	\$32,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Suspension Panels</i>								
Metal Panel	25%			LIFE	**	5	\$54,600	
Wood	20%			LIFE	**	5	\$305,700	
Site Enclosure								
Retaining Walls								
Masonry: Granite	100%			LIFE	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Planter</i>								
<i>Explanation : Polished Granite</i>								
Site Pavements								

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2-4 \$11,200 2038 * *

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

Location : Garage Entry

On-Site Walkways

Masonry: Granite 100% Now \$136,700 LIFE * *

Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%

Location : Entry Plaza And Steps

Sinking/Subsiding, Extent : Moderate, Area Affected : 20%

Location : Front Entry Plaza

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

Under 600 Volts

Service Equipment

Fused Disc Sw 90% 2043 * * 5 \$200

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

Location : Electrical Room Basement

Explanation : One 4,000 Ampere Main Disconnect Switch

Fused Disc Sw 10% 2043 * * 5

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

Location : Electrical Room Basement

Explanation : One 400 Ampere Main Disconnect Switch For Emergency

Transformers

Dry Type 100% 2038 * * 5 \$200

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

Location : 3rd Floor Mechanical Room

Explanation : Two 75 Kilovolt Ampere, 208v Pri - 480/266v Sec

Switchgear / Switchboard

Fused Disc Sw 100% 2043 * * 5 \$300

Raceway

Conduit 100% 2043 * * 1

Panelboards

Fused Disc Sw 10% 2041 * * 5 \$100

Molded Case Bkrs 90% 2041 * * 5 \$1,400

Wiring

Thermoplastic 100% 2043 * * 1

Motor Controllers

Locally Mounted 10% 2046 * * 5

Motor Control Center 84% 2031 \$45,400 5 \$1,300

Motor Control Center 6% Now \$3,200 2053 * * 5

Indicators Inoperable, Extent : Severe, Area Affected : 100%

Location : Air Supply Unit 3rd Floor Mechanical And Boiler Room

Ground

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$1,700	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$18,000	
Generators								
Diesel	100%			2036	**	1	\$22,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : One 230 Kilowatt Does Not Operate Due To Fuel Leak</i>					
Batteries								
Lead/Acid	100%			2026	\$2,400	5	\$2,200	
Fuel Storage								
Day Tank	10%	Now	\$5,100	2058	**	5		
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Generator Room Rooftop</i>					
			<i>Explanation : Day Tank The Fuel Line Is Leaking</i>					
Day Tank	40%			2041	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room Rooftop</i>					
			<i>Explanation : One 75 Gallon Tank</i>					
Main Tank	50%			2048	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 95%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 3,000 Gallon Tank</i>					
Lighting								
Interior Lighting								
Fluorescent	68%			2033	\$439,000	10	\$36,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	10%			2033	\$64,600	10	\$5,400	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	20%			2033	\$129,100	10	\$10,700	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Offices Throughout The Building</i>					
Incandescent	2%			2033	\$15,000	2		
Egress Lighting								
Emergency, Service	60%			2033	\$21,400	1		
Exit, LED	40%			2048	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	5%			2033	\$11,500	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
HID	15%			2033	\$40,500	10		
No Component	80%							
Alarm								
Security System Generic	100%			2033	\$108,500	1	\$21,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection Generic, Digital	100%			2033	\$149,200	1-3	\$37,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, Pull Boxes And Fire Alarm Panel</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Interruptible Gas/Dual Fuel	100%			2043	**	1		
Conversion Equipment Hot Water Boiler	100%	Now	\$30,700	2038	**	1	\$26,000	
<i>Not in Service, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units. Also Providing Chilled Water</i>								
Distribution Hot Wtr Piping/Pump	100%	0-2	\$6,300	2041	**	4	\$2,900	
<i>Controller Not Working, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1 Out Of 2 Compressors And 3 Variable Air Volume Boxes Do Not Work, Basement And Various Locations.</i>								
Terminal Devices Air Handler	75%			2033	\$816,100	1	\$27,100	
Convactor/Radiator	20%			2038	**	1	\$3,800	
Unit Heater - Hot Water	5%			2028	\$17,100			
Air Conditioning								
Energy Source Natural Gas	100%			2043	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Absorption	100%			2033	\$1,589,500	1	\$63,200	
Chiller/Direct Fire								
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room, Basement</i>						
		<i>Explanation : 2 Combination Heater: Chiller Units</i>						
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2043	**	4	\$2,900	
Terminal Devices								
Air Handler/Cool/Ht	100%			2033	\$1,122,000	1	\$36,100	
Heat Rejection								
Water Cooling Tower	100%			2031	\$292,100	2	\$58,700	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 2 Units</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	5%	0-2	\$6,300	LIFE	**	2-5	\$1,600	
		<i>Malfunctioning, Extent : Moderate, Area Affected : 20%</i>						
		<i>Location : Louver Actuaters At Various Locations.</i>						
Ductwork/Diffusers	95%			LIFE	**	2-5	\$48,900	
Exhaust Fans								
Interior	85%			2033	\$218,000	2	\$1,500	
Interior	10%	0-2	\$2,600	2033	\$25,600	2	\$100	
		<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>						
		<i>Location : Return Fan, 3rd Floor Fan Room</i>						
Roof	5%			2033	\$5,600	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		
Water Heater With Tanks								
Electric	100%			2031	\$46,900	4		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 2 Units</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2038	**	4	\$2,300	
Backflow Preventer								
Generic	100%			2038	**	1	\$3,600	
Fixtures								
Generic	100%							
Vertical Transport								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Cellar To 3rd Floor</i>					
			<i>Explanation : Two Units</i>					
Fire Suppression	Sprinkler							
	Generic	100%			2043		**	1-2 \$16,400

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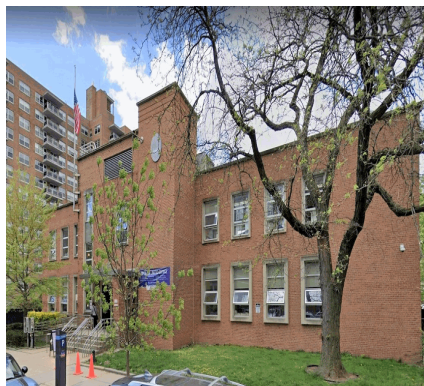
Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : FOREST HILLS BRANCH LIBRARY
Address : 108-19 71ST AVE.
Borough : QUEENS **Agency's Number** : FH
Program / Asset # : QPLOF22.000 / 13290 **Yr Built/Renovated** : 1958 / 2001
Area Sq Ft : 21,941 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 21-Dec-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,Ph
Block : 2223 **Lot** : 54 **BIN** : 4052345

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$561,400	
Mechanical	\$478,900	\$496,400
Total	\$1,040,300	\$496,400
Importance Code A	\$561,400	\$231,000
Importance Code B	\$478,900	\$265,300
Total	\$1,040,300	\$496,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$21,800			
Interior Architecture	\$92,400	\$6,200	\$7,700	\$3,300
Electrical	\$2,600	\$2,000	\$2,800	\$2,300
Mechanical	\$23,400	\$2,000	\$14,000	\$2,000
Site Pavements	\$13,400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$157,500	\$14,200	\$28,500	\$11,500
Importance Code A	\$22,900	\$1,100	\$1,100	\$1,100
Importance Code B	\$87,400	\$13,100	\$27,400	\$9,000
Importance Code C	\$47,200			\$1,500
Total	\$157,500	\$14,200	\$28,500	\$11,500



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$463,100	LIFE	**	5	\$28,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Entrance And Chimney</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Entrance And Chimney</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : East Facade</i>								
Masonry: Limestone	5%	Now	\$13,500	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Window Sills</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Window Sills And Main Entrance</i>								
Granite Panels	3%			LIFE	**	5	\$1,600	
Window Wall	10%	0-2	\$5,200	2043	**	5	\$6,500	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>								
<i>Location : East Side On North And South Ends.</i>								
Windows								
Aluminum	97%			2049	**	5	\$2,100	
Metal Louvers	3%			2042	**	10	\$400	
Parapets								
Masonry: Brick	95%	2-4	\$98,300	LIFE	**	5	\$3,900	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Interior Face</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$2,600	
Roof								
Modified Bitumen	100%			2038	**	10	\$23,800	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	50%			2032	\$269,500	3	\$23,100	
Cast in Place Concrete	7%			LIFE	**	5	\$9,400	
Ceramic Tile	3%			2042	**	5	\$900	
Terrazzo	5%	4+	\$7,100	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Stairs And Landings</i>								
Vinyl Tile	35%	Now	\$14,700	2038	**	3	\$4,000	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$2,900	
Concrete Masonry Unit	25%			LIFE	**	5	\$11,700	
Gypsum Board	25%	Now	\$10,100	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
Plaster	40%	Now	\$28,200	LIFE	**	5	\$7,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Auditorium</i>								
SGFT/Glazed Masonry	5%			LIFE	**	10	\$1,500	
Ceilings								
AcousTileSusp.Lay-In	40%			2050	**	5	\$12,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout 2nd Floor And Basement</i>								
Plaster	60%			LIFE	**	5-10	\$31,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout 1st Floor</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2038	**	5-10		
Iron Picket	80%			2053	**			
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Throughout North And South Sides</i>								
Free Standing Walls								
Masonry: Brick	100%			2043	**			
Retaining Walls								
Cast in Place Concrete	100%			2053	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$11,800	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Along 71st Street</i>								
On-Site Walkways								
Cast in Place Concrete	100%	4+	\$1,600	2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : North Side Walkway And Main Entrance</i>								
Activity Yard								
Cast in Place Concrete	100%			2038	**			

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Estimates are rounded to the nearest hundred dollars.

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$7,500	5	\$100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Disconnect Switch Rated At 200 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	\$43,000	5	\$600	
Raceway								
Conduit	100%			2043	**	1		
Panelboards								
Molded Case Bkrs	20%			2041	**	5	\$100	
Molded Case Bkrs	80%			2032	\$23,700	5	\$500	
Wiring								
Thermoplastic	100%			2043	**	1		
Motor Controllers								
Locally Mounted	10%			2031	\$7,100	5		
Motor Control Center	90%			2031	\$48,700	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$600	
Lighting								
Interior Lighting								
Fluorescent	1%			2028	\$2,400	10	\$200	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Entrance</i>							
Fluorescent	9%			2038	**	10	\$1,800	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
LED	90%			2038	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Retrofitted Fixtures</i>							
Egress Lighting								
Emergency, Battery	50%			2033	\$18,200	10	\$2,600	
Exit, Battery	50%			2033	\$12,600	10	\$700	
Exterior Lighting								
Fluorescent	2%			2033	\$1,700	10		
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Side Courtyard</i>							
HID	8%			2033	\$8,100	10		
No Component	90%							
Alarm								

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
Generic	50%			2033	\$20,400	1	\$4,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Generic	50%			2038	**	1	\$4,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$13,500	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2031	\$231,000	1	\$10,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : 1 Unit, 1246 Mbh Net</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2032	\$47,500	4	\$1,600	
Terminal Devices								
Convactor/Radiator	100%			2031	\$177,800	1	\$7,100	
Controls								
Digital	50%			2026	\$312,200			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Central A/C Controls - Heating And Cooling</i>								
Electrical	50%			2026	\$60,400			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Hydronic Radiation Controls</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	30%			2027	\$106,300	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof / Basement A/c Rooms</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement A/C Rooms</i>								
<i>Explanation : Two Units, 5 Tons Each With Hydronic Hot Water Coils</i>								
No Component	70%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$35,700	
Terminal Devices								
Air Handler/Dir Expansion	70%			2028	\$87,500	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof - Mechanical Room</i>								
<i>Explanation : 1 Units, 40 Tons With Hydronic Coil</i>								
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2028	\$18,900	2	\$15,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Condensing Unit: 40 Ton, 2 Air Cooled Condensers 5 Ton Each, R-22 Refrigerant</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$19,400	
Exhaust Fans								
Interior	30%	Now	\$1,400	2028	\$28,900	2	\$200	
<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement Staff Toilet Next To Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Toilets</i>								
<i>Explanation : Ceiling Toilet Exhaust Fans</i>								
Roof	70%			2028	\$29,500	2	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : A/C Return / Exhaust Fan</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Gas Fired	100%			2032	\$16,900	2		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : 1 Unit, 50 Gallons, 40 Mbh Input. Quantity 1.</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2024	\$700	4	\$700	
Sewage Ejector(s) Electric	100%	Now	\$1,100	2033	\$11,400	4	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : Defective Controls</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler No Component	70%							
Generic	30%			2043	**	1-2	\$1,800	

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Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

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 : 05-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 8693 **Lot** : 10 **BIN** : 4177530

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Site Pavements	\$52,700	
Total	\$52,700	
Importance Code C	\$52,700	
Total	\$52,700	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$2,700		\$40,300	\$900
Interior Architecture	\$23,200	\$800	\$3,200	\$4,300
Electrical	\$1,900	\$1,500	\$1,500	\$2,000
Mechanical	\$18,700	\$1,700	\$4,100	\$1,600
Site Pavements				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$50,500	\$8,000	\$53,000	\$12,800
Importance Code A	\$3,600	\$900	\$41,200	\$1,800
Importance Code B	\$42,800	\$6,700	\$11,900	\$10,900
Importance Code C	\$4,100	\$400		
Total	\$50,500	\$8,000	\$53,000	\$12,800



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cement - Fiber Panel	75%			2036	**	10	\$39,800	
Metal/Glass Curt Wall	25%			LIFE	**	5	\$8,000	
Windows								
Aluminum	100%			2047	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Community Room</i>								
<i>Explanation : Plywood Panel For Ventilation And Fall Protection</i>								
Parapets								
Metal Panel	20%			2051	**	5	\$1,000	
No Component	80%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Parapet</i>								
<i>Explanation : Roof Memberane Turned Up 42 Inches Tall Fiber Board Parapet Wall</i>								
Roof								
Modified Bitumen	98%	2-4	\$2,700	2036	**			
<i>Seams Open/Split, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof, Near Drain</i>								
Skylight, Metal/Glass	2%			2051	**	10	\$900	
Soffits								
Embossed Metal	100%			LIFE	**	5		
Interior								
Floors								
Carpet	60%			2030		3	\$17,100	
Cast in Place Concrete	2%			LIFE	**	5	\$600	
Ceramic Tile	5%			2040	**	5	\$700	
Sheet Vinyl/Rubber	30%			2036	**	5	\$6,400	
Vinyl Tile	3%	2-4	\$200	2031		3	\$200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bsmnt Mechanical Corridor</i>								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2040	**	5	\$800	
Glass: Single Pane	3%			LIFE	**	5	\$400	
Gypsum Board	90%	2-4	\$4,100	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Bsmnt Office Hall</i>								
<i>Vinyl Covering, Extent : Light, Area Affected : 1%</i>								
<i>Location : Bsmnt Office Entry Base Molding Delaminating</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	5%			2044	**	5	\$700	
Embossed Metal	83%	4+	\$7,000	LIFE	**	5	\$5,300	
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : 1st Floor And 2nd Floor Reading Room</i>								
Exposed Struc: Steel	2%			LIFE	**			
Gypsum Board	10%	0-2	\$7,300	LIFE	**	5	\$1,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Bsmnt Reading Room Skylight Utopia Parkway</i>								
Site Enclosure								
Fence/Gates								
Cast in Place Concrete	20%			2066	**			
Metal Panel	10%			LIFE	**			
Wood	70%			2032				
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	80%			2044	**			
Pavers/Stone	20%			2040	**			
On-Site Walkways								
Slate	90%	0-2	\$52,700	LIFE	**	5	\$4,600	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Intersection Utopia Parkway And 256th Street</i>								
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Along Utopia Parkway And 256th Street</i>								
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entry</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Utopia Parkway</i>								
No Component	10%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Along Utopia Parkway And 256th Street</i>								
<i>Explanation : Glass Skylight</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2057	**	5	\$100	
Raceway								
Conduit	100%			2057	**	1		

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Under 600 Volts							
Panelboards							
Fused Disc Sw	5%			2053	**	5	
Molded Case Bkrs	95%			2053	**	5	\$500
Wiring							
Thermoplastic	100%			2057	**	1	
Motor Controllers							
Locally Mounted	100%			2048	**	5	\$100
Ground							
Grounding Devices							
Generic	100%			LIFE	**	5	\$300
Lighting							
Interior Lighting							
Fluorescent	85%			2039	**	10	\$14,000
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Throughout The Building</i>				
			<i>Explanation : T-8 Lamps</i>				
Fluorescent	10%			2039	**	10	\$1,700
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Reading Areas, Lobby</i>				
			<i>Explanation : Compact Fluorescent Light</i>				
Fluorescent	5%			2039	**	10	\$800
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Offices</i>				
			<i>Explanation : T-5 Lamps</i>				
Egress Lighting							
Emergency, Battery	50%			2039	**	10	\$2,200
Exit, LED	50%			2066	**	1	
Exterior Lighting							
HID	30%			2039	**	10	
No Component	70%						
Alarm							
Security System							
No Component	20%						
Generic	80%			2039	**	1	\$5,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Reading Areas, Outside Perimeter</i>				
			<i>Explanation : CCTV Surveillance Cameras</i>				
Fire/Smoke Detection							
Generic, Analog	100%			2039	**	1-3	\$11,400
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
			<i>Location : Throughout The Building</i>				
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>				

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Furnace	80%			2036	**	1	\$7,100	
Hot Water Boiler	20%			2044	**	1	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	20%			2053	**	4	\$300	
No Component	80%							
Terminal Devices								
Convactor/Radiator	20%			2044	**	1	\$1,200	
No Component	80%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	60%			2036	**	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a Refrigerant</i>								
Split Unit	40%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 4 Units. R-410a</i>								
Terminal Devices								
Fan Coil - 2 Pipe	40%			2036	**	1	\$2,300	
No Component	60%							
Heat Rejection								
Air Cooled Condenser Unit	40%			2036	**	2	\$5,000	
No Component	60%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%	0-2	\$15,700	LIFE	**	2-5	\$10,000	
<i>Unbalanced System, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Defective Building Management System</i>								
Exhaust Fans								
Roof	100%			2036	**	2	\$600	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2057	**	1		
Water Heater With Tanks								
Electric	100%			2029		4	\$23,400	

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sewage Ejector(s)							
	Electric	100%			2036	**	4	\$1,100
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement To 2nd Floor</i>				
				<i>Explanation : 1 Unit</i>				
Fire Suppression								
	Sprinkler							
	No Component	40%						
	Generic	60%			2057	**	1-2	\$3,000

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Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

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

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$219,000	\$164,600
Interior Architecture	\$68,600	\$124,600
Electrical		\$16,800
Mechanical	\$61,300	\$257,700
Total	\$348,800	\$563,700
Importance Code A	\$219,000	\$252,100
Importance Code B	\$129,800	\$311,600
Total	\$348,800	\$563,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$6,400	\$100	\$1,000	\$100
Interior Architecture	\$110,000	\$1,300	\$1,500	\$3,000
Electrical	\$81,900	\$300	\$300	\$16,200
Mechanical	\$75,700	\$1,400	\$2,800	\$1,400
Site Enclosure	\$47,500			
Site Pavements	\$400			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$325,900	\$7,100	\$9,600	\$24,700
Importance Code A	\$7,400	\$1,100	\$2,000	\$1,100
Importance Code B	\$274,700	\$6,000	\$7,500	\$23,600
Importance Code C	\$43,800			
Total	\$325,900	\$7,100	\$9,600	\$24,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$156,000	LIFE	**	5	\$19,100	1
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Various</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner, Chimney</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Window Openings Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$800	
Stucco Cement	5%	Now	\$6,000	2033	\$59,600	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall Above Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall Above Roof</i>								
Windows								
Aluminum	90%			2036	**	5	\$2,100	
Aluminum	10%			2050	**	5	\$200	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,500	
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	\$63,000	2033	\$105,000			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Carpet	40%			2024	\$106,300	3	\$12,100	
Carpet	15%			2029	\$39,900	3	\$3,400	
Cast in Place Concrete	10%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2031	\$42,400	5	\$800	
Vinyl Tile	30%			2028	\$124,600	3	\$1,700	
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$600	
Plaster	5%	Now	\$700	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Stair, Main Library At Windows</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Stair, Main Library At Windows</i>								
Plaster	70%			LIFE	**	5	\$2,300	
Wood	15%			LIFE	**	5	\$6,500	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2045	**	5	\$1,500	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Childrens Reading Area</i>								
Exposed Struc: Wood Plaster	15%			LIFE	**			
	75%	0-2	\$68,600	LIFE	**	5	\$7,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Library Area, Mezzanine & Various</i>								
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	2-4	\$42,700	2054	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$4,800	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$200	2041	**			
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Myrtle Ave</i>								
Masonry: Granite	10%	4+	\$200	LIFE	**			
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Entry Steps</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2028	\$43,000	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$43,000	5	\$300	
Raceway								
Conduit	80%			2028	\$29,200	1		
Conduit	20%			2048	**	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2044	**	5		
Molded Case Bkrs	80%			2027	\$15,800	5	\$200	
Molded Case Bkrs	15%			2044	**	5		
Wiring								
Thermoplastic	80%			2028	\$26,400	1		
Thermoplastic	20%			2048	**	1		
Ground								
Grounding Devices								
Generic	100%	2-4	\$10,300	LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Water Main</i>								
<i>Explanation : Corroded</i>								
Lighting								
Interior Lighting								
Fluorescent	85%			2038	**	10	\$7,900	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2028	\$5,600	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								
Fluorescent	10%			2033	\$11,200	10	\$900	
<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Childrens Room</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$8,400	10	\$1,200	
Exit, LED	5%			2068	**	1		
Exit, Service	45%			2024	\$1,500	1		
Exterior Lighting								
HID	100%			2024	\$46,900	10		
Alarm								
Security System								
No Component	30%							
Generic	70%			2024	\$13,200	1	\$2,700	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only</i>								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2033	\$87,500	1	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Central Plant Steam Piping/Pmp	100%			2038	**	4	\$500	
Terminal Devices Convactor/Radiator	100%			2033	\$82,100	1	\$3,300	
Air Conditioning								
Energy Source Electricity	100%			2044	**	1		
Conversion Equipment Exterior Pkg Unit - Cooling	80%			2028	\$88,100	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Split Unit	20%			2024	\$47,700			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices Fan Coil - 2 Pipe No Component	20% 80%			2024	\$61,300	1	\$700	
Heat Rejection Dry Cooler No Component	20% 80%			2024	\$9,200	2	\$1,400	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
Exhaust Fans Roof No Component	30% 70%			2033	\$5,800	2	\$100	
Plumbing								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater With Tanks Gas Fired	100%			2024	\$16,900	2		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2028	\$2,000	4	\$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.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Backflow Preventer								
No Component	90%							
Generic	10%			2028	\$400	1	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : Boiler Only</i>						
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : HILLCREST BRANCH LIBRARY
Address : 187-05 UNION TURNPIKE
Borough : QUEENS **Agency's Number** : H
Program / Asset # : QPL0H26.000 / 13293 **Yr Built/Renovated** : 1980 / 2006
Area Sq Ft : 7,598 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7204 **Lot** : 40 **BIN** : 4155032

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$117,100	
Electrical	\$75,700	\$4,200
Mechanical	\$249,600	\$56,000
Total	\$442,400	\$60,200
Importance Code A	\$117,100	\$56,000
Importance Code B	\$325,300	\$4,200
Total	\$442,400	\$60,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$25,400	\$1,900		
Interior Architecture	\$7,500		\$3,900	
Electrical	\$700	\$20,200	\$800	\$600
Mechanical	\$900	\$44,700	\$1,700	\$1,700
Site Pavements	\$8,600			
Total	\$43,200	\$66,800	\$6,300	\$2,300
Importance Code A	\$25,800	\$2,300	\$400	\$400
Importance Code B	\$17,200	\$64,400	\$5,900	\$1,900
Importance Code C	\$200			
Total	\$43,200	\$66,800	\$6,300	\$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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$9,100	
Masonry: Limestone	25%	4+	\$23,700	LIFE	**	5	\$2,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Windows								
Aluminum	100%	2-4	\$1,300	2038	**	5	\$700	
<i>Hardware Missing, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Meeting Room</i>								
Parapets								
Metal Panel	50%			2050	**	5	\$1,900	
Metal Panel	50%			2050	**	5	\$1,900	
Roof								
Modified Bitumen	100%	Now	\$117,100	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Sides</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : North And East Sides</i>								
Soffits								
Stucco Cement	100%	4+	\$400	2043	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Union Turnpike</i>								
Interior								
Floors								
Carpet	85%			2029	\$133,100	3	\$11,400	
Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
Ceramic Tile	5%			2039	**	5	\$400	
Vinyl Tile	5%			2035	**	3	\$200	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$400	
Concrete Masonry Unit	82%			LIFE	**	5	\$3,900	
Gypsum Board	10%			LIFE	**	5	\$700	
Masonry: Brick	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	95%	0-2	\$7,100	2035	**	5	\$5,600	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staff Work Room</i>								
Gypsum Board	5%			LIFE	**	5	\$600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Free Standing Walls								
Masonry: Brick	100%			2050	**			
Site Pavements								

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

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	4+	\$8,600	2043		**		
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*Misaligned/Bulging, Extent : Severe, Area Affected : 5%**Location : Union Turnpike At Tree*

On-Site Walkways

Cast in Place Concrete	20%			2043		**		
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Pavers/Stone	80%			2039		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Rating Capacity*

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
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Raceway

Conduit	10%			2040		**	1	
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Conduit	90%			2030	\$32,800		1	
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Panelboards

Molded Case Bkrs	100%			2029	\$19,800	5	\$200	
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Wiring

Thermoplastic	10%			2040		**	1	
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Thermoplastic	90%			2030	\$29,700		1	
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Motor Controllers

Locally Mounted	100%			2028	\$23,700	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100
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Lighting

Interior Lighting

Fluorescent	90%			2025	\$75,700	10	\$6,300	
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*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	5%			2030	\$4,200	10	\$300	
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Book Case Area*

Fluorescent	5%			2038		**	10	\$300
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Boiler Room And Lounge Area*

Egress Lighting

Exit, Service	100%			2025	\$2,600		1	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Exterior Lighting

HID	30%			2025	\$10,500	10		
No Component	70%							

Alarm

Security System

No Component	30%							
Generic	70%			2038	**	1	\$2,000	

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

Location : Reading Areas And Front And Side Of The Building

Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection

Generic, Digital	100%			2035	**	1-3	\$4,700	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns

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

Heating

Energy Source

Natural Gas	100%			2040	**	1		
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Conversion Equipment

Furnace	30%			2030	\$7,000	1	\$1,100	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Roof

Explanation : 1 Rooftop Package Unit

Hot Water Boiler	70%			2028	\$56,000	1	\$2,600	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump	70%			2038	**	4	\$300	
No Component	30%							

Terminal Devices

Air Handler	50%			2025	\$70,800	1	\$2,400	
Convactor/Radiator	20%			2028	\$12,300	1	\$500	
No Component	30%							

Air Conditioning

Energy Source

Electricity	100%			2038	**	1		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning							
Conversion Equipment							
Reciprocating Compr/Chiller	70%		2025	\$77,800	1	\$2,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1 Unit. Mechanical Room</i>							
Ext Pkg Unit - Heating/Cooling	30%		2030	\$37,900	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>							
<i>Location : 1 Unit. Roof</i>							
Terminal Devices							
Air Handler/Dir Expansion	70%		2025	\$101,000	1		
No Component	30%						
Heat Rejection							
Air Cooled Condenser Unit	70%		2025	\$15,300	2	\$3,700	
No Component	30%						
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2-5	\$4,200	
Exhaust Fans							
Interior	70%		2025	\$23,400	2	\$200	
Roof	30%		2025	\$4,400	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2040	**	1		
Water Heater With Tanks							
Gas Fired	100%		2028	\$16,900	2		
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	**	1		
Fixtures							
Generic	100%						

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : HOLLIS BRANCH LIBRARY
 Address : 202-05 HILLSIDE AVE.
 Borough : QUEENS Agency's Number : HO
 Program / Asset # : QPL0H27.000 / 13294 Yr Built/Renovated : 1973 / 1990
 Area Sq Ft : 7,930 Project Type : QUEENS PUBLIC LIBRARY
 Date of Survey : 16-Jan-2020 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1
 Block : 10532 Lot : 20 BIN : 4224387

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$76,200	
Interior Architecture		\$298,900
Mechanical	\$270,800	\$83,500
Total	\$347,000	\$382,400
Importance Code A	\$76,200	\$83,500
Importance Code B	\$270,800	\$298,900
Total	\$347,000	\$382,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$33,400		\$2,000	
Interior Architecture	\$24,000	\$1,400		
Electrical	\$20,500	\$800	\$11,900	\$800
Mechanical	\$2,500	\$1,400	\$34,700	\$1,400
Site Enclosure	\$8,400			
Site Pavements	\$3,500			
Total	\$92,400	\$3,500	\$48,600	\$2,200
Importance Code A	\$33,800	\$400	\$2,500	\$400
Importance Code B	\$29,400	\$3,100	\$46,100	\$1,800
Importance Code C	\$29,200			
Total	\$92,400	\$3,500	\$48,600	\$2,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	2-4	\$32,000	LIFE	**	5	\$19,600	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Facade At Steps</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Rear Facade</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 60%</i>								
<i>Location : South And West Facades</i>								
Metal Panel	5%	4+	\$1,400	2041	**	5	\$2,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Below Window Sills</i>								
Window Wall	5%			2041	**	5	\$4,100	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lintels</i>								
Roof								
Modified Bitumen	100%	2-4	\$76,200	2036	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Inadequate Pitch From Perimeter Corners</i>								
<i>Ponding, Extent : Light, Area Affected : 20%</i>								
<i>Location : Northwest, Northeast And Southeast Corners</i>								
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$1,000	LIFE	**	5	\$1,300	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Rooms</i>								
Ceramic Tile	3%			2034	**	5	\$400	
Vinyl Tile	92%			2031	\$298,900	3	\$4,100	
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Office And Lunch Room</i>								
Interior Walls								
Ceramic Tile	5%	Now	\$3,000	2034	**	5	\$500	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Public Bathroom</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Public Bathroom</i>								
<i>Explanation : Unfilled Screw Holes Exposed</i>								
Concrete Masonry Unit	40%	Now	\$16,300	LIFE	**	5	\$3,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staff Office Area</i>								
Glass: Single Pane	5%			LIFE	**	5	\$800	
Masonry: Brick	50%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$3,500	2036	**	5	\$5,300	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Community Room</i>								
Exposed Struc: Steel	10%			LIFE	**			

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Aluminum Rail	5%	4+	\$600	2044	**	5	\$100	
<i>Deteriorated Finish, Extent : Light, Area Affected : 25%</i>								
<i>Location : Rear Exit Railings</i>								
Chain Link	90%	Now	\$4,900	2041	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Top Rail Of Rear Fence</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Fence</i>								
Iron Picket	5%	Now	\$900	2051	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gate To Rear</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$2,000	2051	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	25%	2-4	\$3,500	2036	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear</i>								
<i>Explanation : Vegetation Growth</i>								
Cast in Place Concrete	75%			2036	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 300 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Raceway								
Conduit	100%			2031	\$36,500	1		
Panelboards								
Molded Case Bkrs	85%			2030	\$16,800	5	\$200	
Molded Case Bkrs	15%			2039	**	5		
Wiring								
Thermoplastic	100%			2031	\$33,000	1		

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2029	\$23,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
LED	100%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$1,000	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	30%			2026	\$11,000	10		
No Component	70%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2039	**	1	\$2,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas, Outside Perimeter</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Analog	100%	0-2	\$20,300	2041	**	1-3	\$4,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Obsolete Fire Alarm System. Manual Pull Station, Alarm Bells Only</i>					
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2029	\$83,500	1	\$3,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2030	\$17,200	4	\$400	
Terminal Devices								
Air Handler	80%			2026	\$118,300	1	\$3,900	
Convactor/Radiator	20%			2029	\$12,900	1	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment Split Unit	100%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a</i>								
Terminal Devices Air Handler/Cool/Ht	100%			2026	\$152,500	1	\$4,900	
Heat Rejection Air Cooled Condenser Unit	100%			2036	**	2	\$5,500	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
Exhaust Fans Interior	90%			2026	\$31,400	2	\$200	
Roof	10%			2036	**	2		
Plumbing								
H/C Water Piping Brass/Copper	100%			2041	**	1		
Water Heater With Tanks Gas Fired	100%			2030	\$16,900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 30 Gallons</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Backflow Preventer Generic	100%			2031	\$3,500	1	\$500	
Fixtures Generic	100%							

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : HOWARD BEACH BRANCH LIBRARY
Address : 92-06 156TH AVE.
Borough : QUEENS **Agency's Number** : HB
Program / Asset # : QPL0H28.000 / 13295 **Yr Built/Renovated** : 1979 / 1998
Area Sq Ft : 8,500 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 13957 **Lot** : 1 **BIN** : 4292455

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		\$124,300
Total		\$124,300
Importance Code B		\$124,300
Total		\$124,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$15,500		\$3,300	
Interior Architecture	\$40,100	\$800		\$194,900
Electrical	\$600	\$800	\$800	\$600
Mechanical	\$3,000	\$1,800	\$3,700	\$2,000
Site Pavements	\$3,000			
Total	\$62,200	\$3,400	\$7,800	\$197,500
Importance Code A	\$15,900	\$400	\$3,800	\$400
Importance Code B	\$19,200	\$2,600	\$4,000	\$197,100
Importance Code C	\$27,100	\$400		
Total	\$62,200	\$3,400	\$7,800	\$197,500



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$11,800	
Metal Panel	5%			2051	**	5-10	\$4,500	
Window Wall	5%			2051	**	5	\$2,500	
Windows								
Aluminum	98%			2039	**	5	\$900	
Metal Louvers	2%			2034	**	10	\$100	
Parapets								
Masonry: Brick	35%			LIFE	**	5	\$300	
Metal Panel	50%			2051	**	5	\$1,700	
No Component	15%							
Roof								
Modified Bitumen	100%	Now	\$14,900	2036	**			
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Flashing And Corners</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Outside Corners</i>								
Interior								
Floors								
Carpet	85%			2027	\$189,500	3	\$21,600	
Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
Ceramic Tile	5%			2040	**	5	\$600	
Vinyl Tile	5%			2031	\$17,400	3	\$200	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$800	
Concrete Masonry Unit	95%	0-2	\$27,100	LIFE	**	5	\$5,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Community Room</i>								
Ceilings								
AcousTileConcealSpLn	75%	Now	\$7,600	2044	**	5	\$6,000	
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	25%			LIFE	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$3,000	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : 156th Avenue</i>								

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

Under 600 Volts

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Raceway								
Conduit	90%			2031	\$32,800	1		
Conduit	10%			2051	**	1		
Panelboards								
Fused Disc Sw	10%			2047	**	5		
Molded Case Bkrs	90%			2030	\$17,800	5	\$200	
Wiring								
Thermoplastic	90%			2031	\$29,700	1		
Thermoplastic	10%			2051	**	1		
Motor Controllers								
Locally Mounted	100%			2036	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
LED	100%			2039	**			
Egress Lighting								
Exit, Service	50%			2031	\$1,400	1		
Exit, Battery	50%			2031	\$4,900	10	\$300	
Exterior Lighting								
HID	30%			2031	\$11,800	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2031	\$4,700	1	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways And Book Drop Area</i>								
<i>Explanation : CCTV Cameras And Intrusion Alarm</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2031	\$21,700	1-3	\$5,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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
HOWARD BEACH BRANCH LIBRARY
Asset # : 13295

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2048	**	1	\$4,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$400	
Terminal Devices								
Air Handler	70%			2036	**	1	\$3,700	
Convactor/Radiator	30%			2044	**	1	\$800	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2031	\$124,300	1	\$3,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	**	1	\$5,300	
Heat Rejection								
Air Cooled Condenser Unit	100%			2036	**	2	\$5,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,700	
Exhaust Fans								
Interior	50%			2036	**	2	\$100	
Roof	50%			2031	\$8,200	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 40 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : JACKSON HEIGHTS BRANCH LIBRARY
 Address : 35-51 81ST ST.
 Borough : QUEENS Agency's Number : JH
 Program / Asset # : QPL0J29.000 / 13296 Yr Built/Renovated : 1954 / 1999
 Area Sq Ft : 16,442 Project Type : QUEENS PUBLIC LIBRARY
 Date of Survey : 01-Apr-2021 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1,2,3
 Block : 1281 Lot : 48 BIN : 4029693

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$534,000	\$236,400
Interior Architecture	\$202,300	
Mechanical	\$144,200	\$405,500
Total	\$880,500	\$641,900
Importance Code A	\$534,000	\$236,400
Importance Code B	\$346,500	\$405,500
Total	\$880,500	\$641,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$65,500	\$1,100		\$3,900
Interior Architecture	\$78,300	\$4,100	\$400	\$6,800
Electrical	\$26,800	\$500	\$700	\$36,200
Mechanical	\$29,100	\$6,700	\$9,300	\$56,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$203,600	\$16,200	\$14,300	\$107,700
Importance Code A	\$66,300	\$1,900	\$800	\$4,900
Importance Code B	\$102,800	\$14,300	\$13,300	\$102,800
Importance Code C	\$34,500		\$200	
Total	\$203,600	\$16,200	\$14,300	\$107,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	67%	Now	\$120,500	LIFE	**	5	\$14,800	1
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Second Floor Rear Windows Header</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Second Floor Rear Windows</i>								
Masonry: Limestone	25%	Now	\$86,000	LIFE	**	5	\$4,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
Metal Panel	3%			2052	**	5-10	\$4,500	
Granite Panels	5%			LIFE	**	5	\$800	
Windows								
Aluminum	97%	Now	\$256,600	2057	**	5	\$2,700	
<i>Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Metal Louvers	3%			2035	**	10	\$1,100	
Parapets								
Masonry: Brick	80%	Now	\$47,900	LIFE	**	5	\$3,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face Of South Parapet</i>								
<i>Spalling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Interior Face Of West And South Parapets</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Interior Face</i>								
Masonry: Limestone	15%	Now	\$17,600	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping At East Parapet</i>								
Metal Rail	5%			2037	**	5-10	\$4,300	
Roof								
Modified Bitumen	100%	Now	\$70,900	2032	\$236,400			
<i>Blisters, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Second Floor Various Locations</i>								
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2%</i>								
<i>Location : Front Entrance Soffit Area</i>								

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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	0-2	\$12,900	2031	\$64,700	3	\$5,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Second Floor</i>								
Carpet	35%	0-2	\$30,200	2033	\$151,000	3	\$12,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								
Cast in Place Concrete	3%			LIFE	**	5	\$1,600	
Ceramic Tile	2%			2041	**	5	\$500	
Quarry Tile	20%			2045	**	5	\$7,400	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	20%			2027	\$134,700	3	\$2,500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
Ceramic Tile	2%			2041	**	5	\$400	
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Glass: Single Pane	3%			LIFE	**	5	\$400	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	75%	Now	\$34,500	LIFE	**	5	\$4,300	
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Second Floor Ceiling</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	3%			2045	**	5	\$700	
Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Plaster	92%	Now	\$67,500	LIFE	**	5	\$14,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

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

Under 600 Volts

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	\$43,000	5	\$400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 400 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$43,000	5	\$400	
Raceway								
Conduit	95%			2032	\$34,700	1		
Conduit	5%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2031	\$1,000	5		
Molded Case Bkrs	85%			2031	\$16,800	5	\$400	
Molded Case Bkrs	10%			2048	**	5		
Wiring								
Braided Cloth	80%	2-4	\$26,400	2057	**	1		
	<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Thermoplastic	10%			2052	**	1		
Thermoplastic	10%			2032	\$3,300	1		
Motor Controllers								
Locally Mounted	100%			2030	\$47,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	2%			2027	\$3,600	10	\$300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Explanation : Compact Fluorescent Lighting</i>							
Fluorescent	10%			2037	**	10	\$1,500	
	<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Basement</i>							
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Ballast And Bulb New But Fixtures Are Old</i>							
LED	88%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2027	\$13,700	10	\$2,000	
Exit, Service	45%			2027	\$2,500	1		
Exit, Service	5%			2040	**	1		
Exterior Lighting								
Incandescent	10%			2027	\$8,700	2		
LED	10%			2040	**			
No Component	80%							

Alarm

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

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

Alarm

Security System

No Component

80%

Generic

10%

2027

\$3,100

1

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Hallways, Reading Area And Exit Doors**Explanation : Intrusion Alarm And Motion Sensor*

Generic

10%

2037

* *

1

\$600

*Other Observation, Extent : Light, Area Affected : 100%**Location : Inside And Outside**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$12,600

1-3

\$3,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Alarm Bell, Horns, Pull Box, Smoke Detector And Fire Alarm Panel*

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Hot Water Boiler

100%

2037

* *

1

\$8,100

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

Distribution

Hot Wtr Piping/Pump

100%

2040

* *

4

\$1,200

Terminal Devices

Air Handler

50%

2032

\$153,300

1

\$5,100

Convector/Radiator

50%

2037

* *

1

\$2,700

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2027	\$144,200	1	\$4,600
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement Air Conditioning Room</i>				
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>				
				<i>Location : Basement Air Conditioning Room</i>				
	Exterior Pkg Unit - Cooling Window/Wall Unit	35%			2032	\$62,500	2	\$400
		5%	Now	\$200	2025	\$3,100	1	
				<i>Malfunctioning, Extent : Severe, Area Affected : 2%</i>				
				<i>Location : Cyber Center</i>				
Distribution								
	Ductwork/Diffusers	100%	Now	\$14,300	LIFE	**	2	\$21,400
				<i>Inadequate Supply, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : Cyber Center</i>				
Terminal Devices								
	Air Handler/Cool/Ht No Component	60%			2032	\$189,700	1	\$6,100
		40%						
Heat Rejection								
	Dry Cooler	40%			2027	\$29,900	2	\$4,600
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	80%	0-2	\$11,400	LIFE	**	2-5	\$7,300
				<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	No Component	20%						
Exhaust Fans								
	Interior	60%			2032	\$43,400	2	\$300
	Roof	40%			2032	\$12,600	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2042	**	1	
Water Heater With Tanks								
	Electric	100%			2027	\$23,400	4	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Compressed Air	100%			2042	**	4	\$200
Fixtures								
	Generic	100%						
Vertical Transport								

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**QUEENS PUBLIC LIBRARY - 039
JACKSON HEIGHTS BRANCH LIBRARY**

Asset # : 13296

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

Vertical Transport
Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement, 1, 2

Explanation : One Unit

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Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : KEW GARDENS HILLS BRANCH LIBRARY
Address : 72-33 VLEIGH PL.
Borough : QUEENS **Agency's Number** : KW
Program / Asset # : QPL0V60.000 / 13318 **Yr Built/Renovated** : 1967 / 2016
Area Sq Ft : 8,090 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 13-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 6660 **Lot** : 5 **BIN** : 4144059

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$34,700		\$1,300	\$12,400
Interior Architecture	\$800		\$4,500	\$200
Electrical	\$200	\$200	\$500	\$200
Mechanical	\$600	\$900	\$1,200	\$900
Site Enclosure	\$1,700			
Total	\$38,000	\$1,000	\$7,500	\$13,700
Importance Code A	\$35,100	\$400	\$1,800	\$12,800
Importance Code B	\$900	\$600	\$5,700	\$800
Importance Code C	\$2,000			
Total	\$38,000	\$1,000	\$7,500	\$13,700



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QUEENS PUBLIC LIBRARY - 039
KEW GARDENS HILLS BRANCH LIBRARY
Asset # : 13318

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Fiberglass Panel	40%			2044	**	5	\$22,900	
Masonry: Brick Cavity	20%	4+	\$7,700	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney</i>								
Metal Panel	5%			2057	**	5-10	\$5,300	
Pre-Cast Concrete	1%			LIFE	**	5	\$500	
Stucco Cement	4%			2048	**	5	\$1,500	
Window Wall	30%			2057	**	5	\$17,200	
Windows								
Aluminum	100%	Now	\$15,600	2056	**	5	\$200	
<i>Deteriorated Finish, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Community Room</i>								
Parapets								
Masonry: Brick Cavity	10%			LIFE	**	5	\$100	
Metal Cornice	45%			2066	**	10	\$1,300	
Pre-Cast Concrete	30%			LIFE	**	5	\$1,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Vleigh Place And 72nd Road</i>								
<i>Explanation : Fiberglass Concrete Precast Panels</i>								
No Component	15%							
Roof								
Green, Roof Inaccessible	20%			LIFE	**			
Modified Bitumen	80%			2039	**	10	\$15,300	
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$900	
Interior								
Floors								
Carpet	75%			2032		3	\$13,600	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	5%			2044	**	5	\$600	
Vinyl Tile	15%			2039	**	3	\$900	
<i>Worn/Eroded, Extent : Light, Area Affected : 50%</i>								
<i>Location : Community Room</i>								
Interior Walls								
Cast in Place Concrete	17%			LIFE	**			
Ceramic Tile	5%			2044	**	5	\$600	
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Glass: Single Pane	3%			LIFE	**	5	\$300	
Gypsum Board	70%			LIFE	**	5	\$5,100	

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QUEENS PUBLIC LIBRARY - 039
KEW GARDENS HILLS BRANCH LIBRARY
Asset # : 13318

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	**	5	\$200	
Gypsum Board	10%			LIFE	**	5	\$1,400	
Metal Panel	80%			LIFE	**	5	\$11,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Concealed Spline Metal Panels</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2048	**	5-10	\$1,200	
Chain Link	90%	2-4	\$1,700	2041	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Facade</i>								
Retaining Walls								
Not Accessible	100%							
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	**			
On-Site Walkways								
Cast in Place Concrete	80%			2048	**			
Pavers/Stone	20%			2040	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2061	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2061	**	5	\$200	
Raceway								
Conduit	100%			2061	**	1		
Panelboards								
Fused Disc Sw	5%			2056	**	5		
Molded Case Bkrs	95%			2056	**	5	\$200	
Wiring								
Thermoplastic	100%			2061	**	1		
Motor Controllers								
Locally Mounted	50%			2051	**	5		
Variable Frequency Drive	50%			2051	**			

Ground

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QUEENS PUBLIC LIBRARY - 039
KEW GARDENS HILLS BRANCH LIBRARY
Asset # : 13318

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting Fluorescent	70%			2041	**	10	\$5,200	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement And First Floor</i>						
LED	30%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2041	**	10	\$1,000	
Exit, LED	50%			2071	**	1		
Exterior Lighting								
LED	20%			2041	**			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2041	**	1	\$600	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2041	**	1-3	\$1,000	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2057	**	1		
Conversion Equipment Furnace	100%			2039	**	1	\$4,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Rooftop Units</i>						
Air Conditioning								
Energy Source Electricity	100%			2053	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 5 Units. R-410a</i>						
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	

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QUEENS PUBLIC LIBRARY - 039
KEW GARDENS HILLS BRANCH LIBRARY
Asset # : 13318

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Roof	100%			2039	**	2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2057	**	1		
Water Heater With Tanks								
Electric	100%			2030	\$23,400	4		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$300	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2057	**	1-2	\$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 : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

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 : 18-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1695 **Lot** : 39 **BIN** : 4437193

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$129,000	
Mechanical		\$1,024,400
Total	\$129,000	\$1,024,400
Importance Code A	\$129,000	
Importance Code B		\$1,024,400
Total	\$129,000	\$1,024,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$34,700		\$9,000	\$1,700
Interior Architecture	\$119,500	\$2,800		\$11,000
Electrical	\$600	\$500	\$26,100	\$900
Mechanical	\$7,300	\$9,500	\$7,000	\$10,100
Site Enclosure	\$5,500			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$171,600	\$16,700	\$46,000	\$27,600
Importance Code A	\$35,900	\$1,200	\$10,300	\$2,900
Importance Code B	\$101,100	\$15,500	\$35,800	\$23,400
Importance Code C	\$34,600			\$1,300
Total	\$171,600	\$16,700	\$46,000	\$27,600



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Exterior								
Exterior Walls								
	Glass Block	2%			LIFE	**	5	\$500
	Masonry: Brick Cavity	83%	Now	\$129,000	LIFE	**	5	\$29,900
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Facade Facing 32nd Avenue Below Window Wall</i>								
	Masonry: Granite	2%			LIFE	**	5	\$500
	Metal Panel	10%			2051	**	5-10	\$24,800
	Window Wall	3%			2051	**	5	\$4,100
Windows								
	Aluminum	95%			2047	**	5	\$3,400
	Metal Louvers	5%	Now	\$500	2040	**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Vent Below Grating At 100th Street</i>								
Parapets								
	Concrete Masonry Unit	35%			LIFE	**	5	\$1,400
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Interior Face</i>								
<i>Explanation : Covered With Tar</i>								
	Masonry: Brick Cavity	45%			LIFE	**	5	\$1,600
	Metal Panel	3%			2051	**	5	\$400
	Metal Rail	15%			2044	**	5-10	\$9,500
	Pre-Cast Concrete	2%			LIFE	**	5	\$400
Roof								
	Metal Panel	5%			2044	**	10	\$2,400
	Modified Bitumen	90%	2-4	\$25,400	2036	**		
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Roof</i>								
	Sloped Glazing	5%			LIFE	**	5	\$17,400
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Glazing In Gallery Area</i>								
Soffits								
	Metal Panel	100%	Now	\$600	2051	**	5	\$2,200
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Courtyard Soffit At Masonry Brick Joint</i>								

Interior

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	45%	Now	\$58,300	2030	\$291,300	3	\$24,900	
	<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>							
	<i>Location : Auditorium</i>							
	<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>							
	<i>Location : Childrens Room And Auditorium</i>							
Cast in Place Concrete	5%	Now	\$3,100	LIFE	**	5	\$4,000	
	<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>							
	<i>Location : Basement Mechanical Areas</i>							
Ceramic Tile	15%			2040	**	5	\$5,500	
Vinyl Tile	30%	Now	\$6,100	2036	**	3	\$4,200	
	<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Basement Mechanical Room Corridor</i>							
Wood	5%			2059	**	5	\$3,500	
Interior Walls								
Cast in Place Concrete	5%	4+	\$9,600	LIFE	**			
	<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : Basement Mechanical Room At Exterior Wall Vent</i>							
	<i>Vertical Cracks, Extent : Light, Area Affected : 2%</i>							
	<i>Location : Sprinkler Room</i>							
Concrete Masonry Unit	20%	4+	\$19,000	LIFE	**	5	\$4,100	
	<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Base Perimeter Of Mechanical Rooms</i>							
Folding Partition	2%			2047	**	5	\$2,600	
Gypsum Board	3%	Now	\$400	LIFE	**	5	\$900	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Stair A</i>							
	<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>							
	<i>Location : Stair A</i>							
Gypsum Board	70%			LIFE	**	5	\$21,400	
Ceilings								
AcousTileSusp.Lay-In	70%	Now	\$21,300	2036	**	5	\$12,900	
	<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Basement And Second Floor Office Corridors</i>							
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$6,900	
	<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Auditorium</i>							
Wood	10%			LIFE	**	5	\$32,300	
Site Enclosure								

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

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

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

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

Asset # : 4519

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Aluminum Picket	30%	4+	\$400	2051		**		
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Courtyard Gate</i>								
Aluminum Rail	70%	4+	\$900	2044		**	5	\$2,000
<i>Deteriorated Finish, Extent : Light, Area Affected : 10%</i>								
<i>Location : Ramp And Stair Railing At Entry And Roof Railing</i>								
Free Standing Walls								
Cast in Place Concrete	70%	2-4	\$1,500	2051		**		
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Light Fixtures And Base</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Wall Facing 32nd Avenue</i>								
<i>Explanation : Stucco Wall</i>								
Masonry: Brick	30%	Now	\$2,700	2041		**		
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : To Courtyard From Sidewalk</i>								
Retaining Walls								
Cast in Place Concrete	5%			2051		**		
Concrete Masonry Unit	45%			2051		**		
Masonry: Fieldstone	50%			2051		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Northern Boulevard</i>								
<i>Explanation : Flower Bed At Front Facade</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044		**		
On-Site Walkways								
Cast in Place Concrete	10%			2044		**		
Masonry: Granite	10%			LIFE		**		
Pavers/Stone	80%			2040		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051		**	5	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 1,600 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051		**	5	\$700
Raceway								
Conduit	100%			2051		**	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.

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2047	**	5		
Molded Case Bkrs	95%			2047	**	5	\$600	
Wiring								
Thermoplastic	100%			2051	**	1		
Motor Controllers								
Locally Mounted	100%			2044	**	5	\$200	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	94%			2036	**	10	\$21,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	4%			2036	**	10	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
		<i>Explanation : Compact Fluorescent Lamps</i>						
Incandescent	2%			2036	**	2		
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$3,000	
Exit, LED	50%			2059	**	1		
Exterior Lighting								
HID	100%			2036	**	10	\$100	
Alarm								
Security System								
No Component	80%							
Generic	20%			2036	**	1	\$1,800	
Fire/Smoke Detection								
No Component	80%							
Generic, Digital	20%			2036	**	1-3	\$3,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$12,200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	10%	0-2	\$1,100	2039	**	4	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Building Management System</i>								
Hot Wtr Piping/Pump	90%			2047	**	4	\$1,100	
Terminal Devices								
Air Handler	60%			2031	\$276,100	1	\$9,200	
Convactor/Radiator	40%			2036	**	1	\$3,200	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2029	\$39,800	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit For Auditorium</i>								
Reciprocating Compr/Chiller	80%			2031	\$288,600	1	\$9,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2041	**	4	\$1,500	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2031	\$341,700	1	\$12,200	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	\$63,700	2	\$17,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,800	
Exhaust Fans								
Interior	50%			2031	\$54,200	2	\$400	
Roof	50%	0-2	\$1,200	2031	\$23,700	2	\$300	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1 Unit On Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	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.

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

Mechanical	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
Water Heater With Tanks Gas Fired	100%			2031	\$16,900	2		
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2031	\$12,800	4	\$1,000	
Fixtures Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler Generic	100%			2041	**	1-2	\$6,900	

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : LAURELTON BRANCH LIBRARY
Address : 134-26 225TH ST.
Borough : QUEENS **Agency's Number** : LA
Program / Asset # : QPL0L31.000 / 13297 **Yr Built/Renovated** : 1955 / 2004
Area Sq Ft : 8,986 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Ph
Block : 13105 **Lot** : 7 **BIN** : 4281443

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$344,200	\$236,600
Electrical	\$91,500	\$8,000
Mechanical	\$204,700	
Total	\$640,400	\$244,600
Importance Code A	\$344,200	\$236,600
Importance Code B	\$296,200	\$8,000
Total	\$640,400	\$244,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$56,500			
Interior Architecture	\$70,100	\$200	\$300	\$123,600
Electrical	\$24,000	\$800	\$31,600	\$800
Mechanical	\$8,600	\$2,500	\$30,000	\$2,500
Site Enclosure	\$3,200		\$2,700	
Site Pavements	\$800			
Total	\$163,200	\$3,500	\$64,700	\$126,800
Importance Code A	\$61,300	\$400	\$500	\$400
Importance Code B	\$73,500	\$3,000	\$61,500	\$124,600
Importance Code C	\$28,400		\$2,700	\$1,800
Total	\$163,200	\$3,500	\$64,700	\$126,800



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	5%	0-2	\$6,100	LIFE	**	5	\$5,100	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance</i>								
Cast Stone/Terra Cotta	2%	Now	\$3,200	LIFE	**	5	\$3,200	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Window And Door Surround At Front Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Window Sill And Lintel</i>								
Ceramic Tile	10%	Now	\$3,800	2041	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	63%	4+	\$105,600	LIFE	**	5	\$12,900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse Corner Walls</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Parapet Level Throughout And Front Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Bulkhead Corners</i>								
Masonry: Fieldstone	20%	Now	\$20,800	LIFE	**	5	\$3,100	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Staining Below Window Sill</i>								
Windows								
Aluminum	100%	Now	\$108,000	2056	**	5	\$1,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Facade</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Parapets								
Masonry: Brick	80%	Now	\$59,600	LIFE	**	5	\$2,400	1
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade Wall</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Damaged Copper Flashing Below Coping</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Below Coping At Exterior Facade</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout Parapet Exterior Facades</i>								
Masonry: Limestone	20%	Now	\$21,900	LIFE	**	5	\$700	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Front Facade Coping And Top Of Coping Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$71,000	2031			\$236,600	1
<i>Blisters, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Debris Present, Extent : Light, Area Affected : 5%</i>								
<i>Location : All Roofs</i>								
<i>Ponding, Extent : Severe, Area Affected : 30%</i>								
<i>Location : All Roofs</i>								
<i>Ridging, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Lower Roof Above Library Desk Area, South East Corner</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$800	LIFE	**	5	\$600	
<i>Paint Peeling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Entrance</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Window Soffit At Front Facade</i>								

Interior

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	50%			2027	\$117,900	3	\$13,400	
Cast in Place Concrete	10%	0-2	\$2,300	LIFE	**	5	\$2,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Below Hot Water Tank In Basement</i>								
Ceramic Tile	3%			2040	**	5	\$400	
Mosaic Tile	2%			2036	**	5	\$700	
Vinyl Tile	20%			2036	**	3	\$1,300	
Vinyl Tile 9" X 9"	15%	Now	\$17,600	2041	**	3	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Exit From Staff Area</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Staff Areas</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Staff Areas</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2034	**	5	\$1,400	
Concrete Masonry Unit	10%	Now	\$5,300	LIFE	**	5	\$1,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Areas</i>								
Folding Partition	5%			2047	**	5	\$3,500	
Glass: Single Pane	2%			LIFE	**	5	\$400	
Gypsum Board	60%	4+	\$4,700	LIFE	**	5	\$10,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Public Bathroom Foyer Entry</i>								
Masonry: Brick	3%	Now	\$3,200	LIFE	**			
<i>Efflorescence, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mechanical Penthouse Wall Facing North</i>								
Plaster	5%			LIFE	**	5	\$400	
Wood	5%			LIFE	**	5	\$5,700	

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	75%	Now	\$16,100	2036	**	5	\$6,300	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Librarians Front Desk Area</i>								
AcousTileSusp.Lay-In	5%	4+	\$600	2036	**	5	\$300	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Community Meeting Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Community Meeting Room</i>								
Exposed Struc: Concrete	10%	Now	\$4,000	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Basement And Mechanical Penthouse</i>								
Exposed Struc: Steel	2%	4+	\$1,300	LIFE	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Mechanical Penthouse</i>								
Gypsum Board	8%			LIFE	**	5	\$1,300	
Site Enclosure								
Fence/Gates								
Aluminum Rail	20%			2036	**	5-10	\$4,400	
Chain Link	80%	Now	\$2,800	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
Free Standing Walls								
Cast in Place Concrete	70%	Now	\$300	2051	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Vertical Cracks On Southeast Facade</i>								
Masonry: Fieldstone	30%			2041	**			
Retaining Walls								
Cast in Place Concrete	90%			2051	**			
Masonry: Brick	10%	Now	\$100	2041	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Cheek Wall Corner At Railing Connection</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Ramp Cheek Walls</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Cheek Wall Of Ramp</i>								
<i>Explanation : Staining</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$800	2036		**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 1%**Location : Concrete Stair At Side Entrance North Facade**Other Observation, Extent : Moderate, Area Affected : 100%**Location : North Facade Steps**Explanation : Moss Stained*

Parking/Driveway

Cast in Place Concrete	100%			2036		**		
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Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$3,700	5		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 600 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
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Raceway

Conduit	20%			2041	**	1		
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Conduit	80%			2031	\$29,200	1		
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Panelboards

Fused Disc Sw	20%			2039	**	5		
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Molded Case Bkrs	20%			2030	\$4,000	5		
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Molded Case Bkrs	60%			2039	**	5	\$100	
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Wiring

Braided Cloth	70%	2-4	\$23,100	2056	**	1		
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement, 1st Floor*

Thermoplastic	30%			2041	**	1		
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Motor Controllers

Locally Mounted	100%			2029	\$23,700	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2026	\$89,500	10	\$7,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	8%			2031	\$8,000	10	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	2%			2026	\$2,000	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Fan Rooms</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2031	\$7,500	10	\$1,100	
Exit, Battery	50%			2031	\$5,100	10	\$300	
Exterior Lighting								
HID	30%			2031	\$12,500	10		
No Component	70%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2036	**	1	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Meeting Room</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2026	\$23,000	1-3	\$5,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2041	**	1		
Conversion Equipment								
Hot Water Boiler	100%	Now	\$4,700	2048	**	1	\$4,000	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Section Leaks, Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$1,000	2039	**	4	\$400	
<i>Corroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
Air Handler	50%			2026	\$83,800	1	\$2,800	
Convactor/Radiator	50%	0-2	\$1,800	2029	\$36,400	1	\$1,300	
<i>Not in Service, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	70%			2039	**	1	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : R-410a</i>								
Exterior Pkg Unit - Cooling	30%			2036	**	2	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse Roof</i>								
<i>Explanation : R-410a</i>								
Terminal Devices								
Air Handler/Cool/Ht No Component	70%			2026	\$120,900	1	\$3,900	
	30%							
Heat Rejection								
Air Cooled Condenser Unit	70%			2039	**	2	\$4,400	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,000	
Exhaust Fans								
Interior	70%			2026	\$27,600	2	\$200	
Roof	30%			2036	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 50 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
Type		Total	(Years)		FY		(Yrs)	
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Backflow Preventer							
	Generic	100%			2031	\$4,000	1	\$600
	Fixtures							
	Generic	100%						

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Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : LEFFERTS BRANCH LIBRARY
Address : 103-34 LEFFERTS BLVD.
Borough : QUEENS **Agency's Number** : LRC
Program / Asset # : QPL0L32.000 / 13298 **Yr Built/Renovated** : 1975 / 2008
Area Sq Ft : 6,942 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 08-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Mez
Block : 9556 **Lot** : 20 **BIN** : 4203685

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$125,200	
Interior Architecture		\$56,900
Total	\$125,200	\$56,900
Importance Code A	\$125,200	
Importance Code B		\$56,900
Total	\$125,200	\$56,900

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$21,900		\$1,500	
Interior Architecture	\$12,700	\$300		\$3,900
Electrical	\$700	\$600	\$11,300	\$800
Mechanical	\$500	\$300	\$1,000	\$300
Site Enclosure	\$700			
Site Pavements	\$5,300			
Total	\$41,800	\$1,200	\$13,800	\$5,000
Importance Code A	\$22,300	\$300	\$1,900	\$300
Importance Code B	\$13,000	\$800	\$11,900	\$4,700
Importance Code C	\$6,500			
Total	\$41,800	\$1,200	\$13,800	\$5,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	2-4	\$125,200	LIFE	**	5	\$14,500	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Side Elevation</i>								
Pre-Cast Concrete	5%	4+	\$1,200	LIFE	**	5	\$2,600	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Facade Columns</i>								
Window Wall	5%			2041	**	5	\$3,000	
Windows								
Aluminum	95%	0-2	\$7,000	2039	**	5	\$700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Metal Louvers	5%	0-2	\$400	2034	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Louvers</i>								
Parapets								
Metal: Cage/Fence	15%			2044	**	5-10	\$4,400	
Pre-Cast Concrete	85%			LIFE	**	5	\$20,200	
Roof								
Modified Bitumen	100%	2-4	\$10,800	2036	**			
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	70%	4+	\$6,400	2030	\$127,500	3	\$10,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Purple Carpet</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,100	
Ceramic Tile	5%			2040	**	5	\$500	
Vinyl Tile	20%	2-4	\$2,800	2031	\$56,900	3	\$800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Meeting Room And Staff Offices</i>								
Interior Walls								
Ceramic Tile	5%	4+	\$300	2040	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mens Staff Bathroom</i>								
Concrete Masonry Unit	80%			LIFE	**	5	\$2,100	
Glass: Single Pane	5%			LIFE	**	5	\$200	
Gypsum Board	10%	4+	\$200	LIFE	**	5	\$400	
<i>Paint Peeling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Customer Service Area</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$300	2044	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Staff Lounge</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staff Bathrooms</i>								
AcousTileSusp.Lay-In	78%	2-4	\$2,600	2044	**	5	\$4,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Damage At Front</i>								
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	2%			LIFE	**	5	\$300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$700	2051	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$200	2036	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Book Return Walk</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$5,100	2034	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Of Driveway</i>								
<i>Explanation : Moss Growth</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 225 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Raceway								
Conduit	90%			2051	**	1		
Conduit	10%			2031	\$3,600	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	10%			2047	**	5		
Molded Case Bkrs	90%			2047	**	5	\$200	
Wiring								
Thermoplastic	90%			2051	**	1		
Thermoplastic	10%			2031	\$3,300	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2036	**	10	\$5,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Mechanical Rooms</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	5%			2036	**	10	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	5%			2036	**	10	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2nd Floor</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Egress Lighting								
Emergency, Service	50%			2036	**	1		
Exit, Service	50%			2036	**	1		
Exterior Lighting								
Fluorescent	15%			2026	\$4,100	10	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front Of The Building</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
HID	15%			2031	\$4,800	10		
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2036	**	1	\$1,800	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Book Drop Area</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights</i>						

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Energy Source Natural Gas	100%			2051	**	1	
Conversion Equipment Furnace	100%			2031	\$21,400	1	\$3,400
Air Conditioning							
Energy Source Electricity	100%			2047	**	1	
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2036	**	2	\$400
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i>							
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900
Exhaust Fans Roof	100%			2036	**	2	\$200
Plumbing							
H/C Water Piping Brass/Copper	100%			2051	**	1	
Water Heater With Tanks Gas Fired	100%			2030	\$16,900	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : 2nd Floor Mechanical Room</i> <i>Explanation : One 40 Gallon</i>							
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Fixtures							
Generic	100%						

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

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 : 09-Jun-2021 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 363 **Lot** : 1 **BIN** : 4463561

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$273,600	
Electrical		\$209,500
Total	\$273,600	\$209,500
Importance Code A	\$273,600	
Importance Code B		\$209,500
Total	\$273,600	\$209,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$900	\$2,200		\$6,700
Interior Architecture	\$43,700	\$19,300	\$2,500	
Electrical	\$500	\$700	\$600	\$800
Mechanical	\$4,800	\$7,100	\$5,800	\$7,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$53,900	\$33,300	\$12,800	\$18,600
Importance Code A	\$1,900	\$3,200	\$1,000	\$7,700
Importance Code B	\$8,200	\$30,200	\$11,500	\$10,900
Importance Code C	\$43,700		\$300	
Total	\$53,900	\$33,300	\$12,800	\$18,600



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$24,800	
Metal Panel	5%			2052	**	5-10	\$12,200	
Granite Panels	5%			LIFE	**	5	\$1,300	
Pre-Cast Concrete	15%			LIFE	**	5	\$17,300	
Stucco Cement	5%			2045	**	5	\$4,400	
Windows								
Aluminum	100%			2048	**	5	\$1,600	
Parapets								
Metal Panel	75%			2052	**	5	\$6,800	
Pre-Cast Concrete	15%			LIFE	**	5	\$2,200	
Pre-Cast Concrete	10%	Now	\$900	LIFE	**	5	\$1,500	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	Now	\$273,600	2042	**			
<i>Blisters, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Main Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : West Side</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Stair B, Custodian Office</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Air Pockets, Trapped Water And Adhesion Failure</i>								
Interior								
Floors								
Carpet	30%			2031	\$152,100	3	\$13,000	
Ceramic Tile	15%			2041	**	5	\$4,300	
Vinyl Tile	55%			2037	**	3	\$6,000	
Interior Walls								
Ceramic Tile	3%			2041	**	5	\$600	
Folding Partition	5%	4+	\$43,700	2048	**	5	\$1,300	
<i>Unit Inoperable, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Main Floor</i>								
Glass: Single Pane	2%			LIFE	**	5	\$300	
Gypsum Board	90%			LIFE	**	5	\$11,500	
Ceilings								
AcousTileSusp.Lay-In	90%			2045	**	5	\$26,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Custodian Office, Stair B And Library Area</i>								
Gypsum Board	10%			LIFE	**	5	\$3,600	
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Aluminum Rail	100%			2045	**	5-10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Guard Railing On Roof</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2042	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Switch Rated At 1,200 Amperes</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$500	
Raceway								
Conduit	100%			2042	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$500	
Wiring								
Thermoplastic	100%			2042	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	60%			2032	\$128,300	10	\$10,600	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	20%			2032	\$42,800	10	\$3,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Compact Fluorescent Lamps</i>								
Fluorescent	18%			2032	\$38,500	10	\$3,200	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Incandescent	2%			2032	\$5,000	2		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2032	\$16,100	10	\$2,300	
Exit, Service	50%			2032	\$3,200	1		
Exterior Lighting								
HID	20%			2032	\$17,900	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$3,600	1	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Generic	10%			2032	\$3,600	1	\$700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Hallways, Reading Area And Exit Doors</i>						
		<i>Explanation : Intrusion Alarm And Motion Sensor</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	\$14,800	1-3	\$3,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lihgts, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel</i>						
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$9,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Penthouse</i>						
		<i>Explanation : 2 Units</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$1,400	
Terminal Devices								
Air Handler	90%			2037	**	1	\$10,800	
Convector/Radiator	10%			2045	**	1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2037	**	1	\$9,000
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
Terminal Devices								
	Air Handler/Cool/Ht	100%			2037	**	1	\$12,000
Heat Rejection								
	Air Cooled Condenser Unit	100%			2037	**	2	\$13,500
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$10,800
Exhaust Fans								
	Roof	100%			2037	**	2	\$600
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2052	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,900	2	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Backflow Preventer								
	Generic	100%			2037	**	1	\$1,200
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : MASPETH BRANCH LIBRARY
Address : 69-70 GRAND AVE.
Borough : QUEENS **Agency's Number** : MA
Program / Asset # : QPL0M35.000 / 13300 **Yr Built/Renovated** : 1975 / 2006
Area Sq Ft : 7,200 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 02-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2796 **Lot** : 8 **BIN** : 4062709

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$147,900	
Interior Architecture	\$97,900	
Electrical		\$92,800
Mechanical	\$295,700	
Total	\$541,500	\$92,800
Importance Code A	\$147,900	
Importance Code B	\$393,600	\$92,800
Total	\$541,500	\$92,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$32,000	\$600		
Interior Architecture	\$200	\$2,500	\$500	
Electrical	\$300	\$43,300	\$200	\$200
Mechanical	\$2,200	\$1,400	\$3,000	\$1,400
Total	\$34,700	\$47,700	\$3,700	\$1,600
Importance Code A	\$32,400	\$1,000	\$400	\$400
Importance Code B	\$2,300	\$46,700	\$3,400	\$1,200
Importance Code C				
Total	\$34,700	\$47,700	\$3,700	\$1,600



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	5%			2050	**	10	\$1,300	
Masonry: Brick Cavity	50%			LIFE	**	5	\$5,700	
Masonry: Brick Cavity	42%	Now	\$82,300	LIFE	**	5	\$4,800	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : North, South And East Facades</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 5%</i>								
<i>Location : North, South And East Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade Facing Pharmacy Parking Lot, Corners</i>								
Masonry: Marble	3%			LIFE	**	5	\$300	
Windows								
Aluminum	100%	Now	\$14,000	2038	**	5	\$500	
<i>Hardware Missing, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Parapets								
Copper/Terne	20%			2050	**	5	\$1,100	
Masonry: Brick Cavity	75%	Now	\$17,300	LIFE	**	5	\$900	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Exterior Face Of Parpaet Wall</i>								
Masonry: Limestone	5%	Now	\$700	LIFE	**	5	\$100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	0-2	\$65,700	2035	**			
<i>Seams Open/Split, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Managers Office And Librarian Area</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	47%			2031	\$88,800	3	\$7,600	
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	3%			2039	**	5	\$300	
Vinyl Tile	40%			2035	**	3	\$1,600	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$4,400	
Glass: Single Pane	1%			LIFE	**	5	\$100	
Gypsum Board	7%			LIFE	**	5	\$500	
Metal Panel	2%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	95%	2-4	\$97,900	2050	**	5	\$6,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Directly Under Southwest Drain</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Managers Office And Librarian Area</i>								
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	90%			2050	**			
Iron Picket	10%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room 1st Floor</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
Raceway								
Conduit	90%			2030	\$32,800	1		
Conduit	10%			2040	**	1		
Panelboards								
Fused Disc Sw	5%			2029	\$1,000	5		
Molded Case Bkrs	85%			2029	\$16,800	5	\$200	
Molded Case Bkrs	10%			2038	**	5		
Wiring								
Thermoplastic	90%			2030	\$29,700	1		
Thermoplastic	10%			2040	**	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Motor Controllers								
Locally Mounted	100%			2028	\$23,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
LED	100%			2030	\$92,800			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Ballast And Bulb Are New But Housing Fixtures Are Old</i>								
Egress Lighting								
Emergency, Battery	50%			2030	\$6,000	10	\$900	
Exit, Service	50%			2030	\$1,200	1		
Exterior Lighting								
HID	100%			2025	\$33,300	10		
Alarm								
Security System								
No Component	70%							
Generic	30%			2025	\$4,000	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Analog	30%			2025	\$5,500	1-3	\$1,300	
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$400	
Terminal Devices								
Air Handler	75%			2025	\$100,700	1	\$3,300	
Convactor/Radiator	25%			2035	**	1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2025	\$84,200	1	\$2,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Exterior Pkg Unit - Cooling	20%			2030	\$15,600	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht No Component	80%			2025	\$110,800	1	\$3,600	
	20%							
Heat Rejection								
Air Cooled Condenser Unit	80%			2030	\$16,500	2	\$4,000	
No Component	20%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans								
Interior	70%			2030	\$22,200	2	\$200	
Roof	30%			2030	\$4,200	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : MCGOLDRICK BRANCH LIBRARY
Address : 155-06 ROOSEVELT AVE.
Borough : QUEENS **Agency's Number** : MG
Program / Asset # : QPL0M34.000 / 13299 **Yr Built/Renovated** : 1974 / 2010
Area Sq Ft : 7,770 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 12-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5275 **Lot** : 102 **BIN** : 4119345

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$70,900	
Total	\$70,900	
Importance Code A	\$70,900	
Total	\$70,900	

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$2,300	\$800	
Interior Architecture	\$3,400	\$1,600	\$900	
Electrical	\$600	\$8,800	\$700	\$500
Mechanical	\$3,200	\$1,700	\$3,600	\$1,700
Total	\$7,200	\$14,300	\$6,000	\$2,200
Importance Code A	\$400	\$2,700	\$1,200	\$400
Importance Code B	\$6,800	\$11,600	\$4,800	\$1,800
Importance Code C				
Total	\$7,200	\$14,300	\$6,000	\$2,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	60%			LIFE	**	5	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : North And West Facades</i>								
<i>Explanation : Ribbed Face Units</i>								
Concrete Masonry Unit	30%			LIFE	**	5	\$2,300	
Metal Panel	10%			2050	**	5-10	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Corner</i>								
<i>Explanation : Standing Seam Metal Fascia</i>								
Windows								
Aluminum	100%			2046	**	5	\$1,700	
Roof								
Modified Bitumen	100%	Now	\$70,900	2035	**			
<i>Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Soffits								
Alum/Vinyl Siding	100%			2050	**	10		
Interior								
Floors								
Carpet	27%			2031	\$55,000	3	\$4,700	
Cast in Place Concrete	10%			LIFE	**	5	\$2,500	
Ceramic Tile	3%			2043	**	5	\$300	
Vinyl Tile	60%			2038	**	3	\$2,600	
Interior Walls								
Ceramic Tile	3%			2043	**	5	\$400	
Concrete Masonry Unit	60%			LIFE	**	5	\$3,000	
Glass: Single Pane	2%			LIFE	**	5	\$200	
Gypsum Board	35%			LIFE	**	5	\$2,600	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$3,400	2047	**	5	\$5,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bathroom</i>								
Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	95%			2050	**			
Iron Picket	5%			2065	**			
Retaining Walls								
Cast in Place Concrete	95%			2065	**			
Concrete Masonry Unit	5%			2050	**			
Site Pavements								

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

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2043	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

On-Site Walkways

Cast in Place Concrete	100%			2043	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
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Raceway

Conduit	80%			2030	\$29,200	1		
Conduit	20%			2050	**	1		

Panelboards

Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	80%			2029	\$15,800	5	\$200	
Molded Case Bkrs	15%			2046	**	5		

Wiring

Thermoplastic	80%			2030	\$26,400	1		
Thermoplastic	20%			2050	**	1		

Motor Controllers

Locally Mounted	100%			2043	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	98%			2035	**	10	\$7,000	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Fluorescent	2%			2035	**	10	\$100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Circulating Desk</i>								

Egress Lighting

Emergency, Battery	50%			2035	**	10	\$900	
Exit, LED	50%			2058	**	1		

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

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

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

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

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

Lighting

Exterior Lighting

HID	30%			2035	**	10		
No Component	70%							

Alarm

Security System

No Component	70%							
Generic	30%			2035	**	1	\$900	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Front And Rear Of The Building**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital	100%			2035	**	1-3	\$4,800	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Strobe Lights, Manual Pull Stations, Alarm Bells*

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

Heating

Energy Source

Natural Gas	100%			2040	**	1		
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Conversion Equipment

Hot Water Boiler	100%			2047	**	1	\$3,800	
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*Obsolete Equipment, Extent : Moderate, Area Affected : 100%**Location : One Unit, Boiler Room*

Distribution

Hot Wtr Piping/Pump	100%			2038	**	4	\$400	
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Terminal Devices

Air Handler	90%			2038	**	1	\$4,300	
Convactor/Radiator	10%			2035	**	1	\$300	

Air Conditioning

Energy Source

Electricity	100%			2046	**	1		
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Conversion Equipment

Reciprocating Compr/Chiller	100%			2038	**	1	\$3,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Unit, R-410a.*

Terminal Devices

Air Handler/Cool/Ht	100%			2038	**	1	\$4,800	
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Heat Rejection

Air Cooled Condenser Unit	100%			2038	**	2	\$5,400	
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Ventilation

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Interior	80%			2038	**	2	\$200	
Roof	20%			2038	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2040	**	1		
Galvanized Steel	50%			2028	\$49,100	1		
Water Heater With Tanks								
Gas Fired	100%	0-2	\$300	2028	\$16,900	2		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit With Defects.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2040	**	1-2	\$200	

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : MITCHELL-LINDEN BRANCH LIBRARY
Address : 31-32 UNION STREET
Borough : QUEENS **Agency's Number** : MT
Program / Asset # : QPL0M36.000 / 14742 **Yr Built/Renovated** : 1999 / 2012
Area Sq Ft : 8,000 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 16-Feb-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4414 **Lot** : 7504 **BIN** : 4535108

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		\$53,300
Total		\$53,300
Importance Code B		\$53,300
Total		\$53,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$31,200			
Interior Architecture	\$23,800		\$4,900	\$1,300
Electrical	\$1,000	\$700	\$900	\$700
Mechanical	\$4,100	\$900	\$2,200	\$900
Total	\$60,200	\$1,700	\$7,900	\$3,000
Importance Code A	\$31,700	\$200	\$500	\$200
Importance Code B	\$12,600	\$1,500	\$7,500	\$2,500
Importance Code C	\$15,900			\$400
Total	\$60,200	\$1,700	\$7,900	\$3,000



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

QUEENS PUBLIC LIBRARY - 039
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$51,100	
Granite Panels	5%			LIFE	**	5	\$1,000	
Window Wall	70%			2053	**	5	\$34,400	
Parapets								
Masonry: Brick	95%			LIFE	**	5-10	\$5,700	
Pre-Cast Concrete	5%			LIFE	**	5	\$600	
Roof								
Modified Bitumen	100%			2038	**	10	\$27,500	
Interior								
Floors								
Carpet	75%			2032	\$167,200	3	\$14,300	
Cast in Place Concrete	5%			LIFE	**	5	\$2,800	
Ceramic Tile	15%			2042	**	5	\$1,900	
Vinyl Tile	5%			2038	**	3	\$200	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$800	
Glass: Single Pane	2%			LIFE	**	5	\$500	
Gypsum Board	93%			LIFE	**	5-10	\$24,200	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$3,800	2046	**	5	\$5,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Area Of Library</i>								
Gypsum Board	10%			LIFE	**	5-10	\$4,400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2053	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Building Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2053	**	5	\$200	
Raceway								
Conduit	100%			2053	**	1		
Panelboards								
Fused Disc Sw	5%			2049	**	5		
Molded Case Bkrs	95%			2049	**	5	\$200	
Wiring								
Thermoplastic	100%			2053	**	1		

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

QUEENS PUBLIC LIBRARY - 039
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting Fluorescent	94%			2038	**	10	\$6,900	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>					
Fluorescent	1%			2038	**	10	\$100	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Toilets</i>					
Fluorescent	5%			2038	**	10	\$400	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Hallways</i>					
Egress Lighting								
Emergency, Battery	40%			2038	**	10	\$800	
Exit, LED	60%			2061	**	1		
Alarm								
Security System Generic	100%			2038	**	1	\$3,000	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Reading Areas And Hallways Explanation : Cameras Security System And Interior Intrusion System</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$4,900	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>					
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Electricity	60%			2059	**	1		
Natural Gas	40%			2053	**	1		
Conversion Equipment								
Furnace	40%			2033	\$9,900	1	\$1,600	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 1 Package Unit.</i>					
Heat Pump Air Sourced	60%			2034	**	2	\$1,500	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 4 Units</i>					

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

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

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

QUEENS PUBLIC LIBRARY - 039
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	60%			2038	**	1	\$3,000	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Heat Pump Air Sourced	50%			2034	**	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Units, R-410a Refrigerant</i>						
Ext Pkg Unit - Heating/Cooling	40%			2033	\$53,300	2	\$200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit On Roof</i>						
Split Unit	10%			2033	\$18,800			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units On Roof</i>						
Heat Rejection								
Air Cooled Condenser Unit	50%			2038	**	2	\$2,800	
Air Cooled Condenser Unit	10%			2033	\$2,300	2	\$600	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,100	
Exhaust Fans								
Interior	50%			2038	**	2	\$100	
Roof	30%			2033	\$4,600	2	\$100	
Roof	20%			2038	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2053	**	1-2	\$2,200	

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : NORTH FOREST PARK BRANCH LIBRARY
Address : 98-27 METROPOLITAN AVE. @ 70TH AVE
Borough : QUEENS **Agency's Number** : NF
Program / Asset # : QPL0N38.000 / 13301 **Yr Built/Renovated** : 1982 / 2012
Area Sq Ft : 7,770 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 02-Nov-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3207 **Lot** : 26 **BIN** : 4076687

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$105,900	
Electrical	\$86,000	
Mechanical	\$369,900	\$81,800
Total	\$561,800	\$81,800
Importance Code A	\$105,900	\$81,800
Importance Code B	\$455,800	
Total	\$561,800	\$81,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$3,200	\$26,100		
Interior Architecture	\$100	\$5,500	\$1,200	
Electrical	\$300	\$56,500	\$300	\$200
Mechanical	\$1,200	\$32,600	\$2,000	\$2,300
Site Pavements	\$1,800			
Total	\$6,600	\$120,800	\$3,500	\$2,500
Importance Code A	\$3,600	\$26,600	\$400	\$400
Importance Code B	\$1,200	\$94,200	\$3,100	\$2,100
Importance Code C	\$1,800			
Total	\$6,600	\$120,800	\$3,500	\$2,500



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	82%	4+	\$105,900	LIFE	**	5	\$12,300	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : South Facade Front Elevation, West Facade</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Metal Panel	10%			2050	**	5-10	\$10,300	
Pre-Cast Concrete	3%	Now	\$3,200	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Window Sills</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Window Sills</i>								
Window Wall	5%			2050	**	5	\$2,800	
Windows								
Aluminum	95%			2038	**	5	\$900	
Metal Louvers	5%			2039	**	10	\$300	
Parapets								
Metal Panel	15%			2050	**	5		
No Component	85%							
Roof								
Modified Bitumen	100%			2035	**	10	\$21,900	
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	13%			LIFE	**	5	\$3,300	
Ceramic Tile	2%			2039	**	5	\$200	
Vinyl Tile	85%			2035	**	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%			2035	**	5	\$11,000	
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	80%			2040	**			
Iron Picket	20%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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

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

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	4+	\$1,800	2035				**
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 5%**Location : Right Side Yard**Misaligned/Bulging, Extent : Moderate, Area Affected : 2%**Location : Right Side Yard*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
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Raceway

Conduit	100%			2030	\$36,500	1		
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Panelboards

Fused Disc Sw	5%			2029	\$1,000	5		
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Molded Case Bkrs	95%			2029	\$18,800	5	\$200	
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Wiring

Thermoplastic	100%			2030	\$33,000	1		
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Motor Controllers

Locally Mounted	100%			2028	\$23,700	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100
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Lighting

Interior Lighting

Fluorescent	98%			2025	\$84,200	10	\$7,000	
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*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	2%			2025	\$1,700	10	\$100	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Bookcase Area And Front Desk**Explanation : Compact Fluorescent Lighting*

Egress Lighting

Emergency, Battery	50%			2025	\$6,500	10	\$900	
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Exit, Service	50%			2025	\$1,300	1		
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Exterior Lighting

HID	100%			2025	\$35,900	10		
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Alarm

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

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

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

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

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

Alarm

Security System

No Component

70%

Generic

30%

2025

\$4,300

1

\$900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Exit Doors**Explanation : Intrusion Alarm Only*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$1,400

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2028

\$81,800

1

\$3,800

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$400

Terminal Devices

Air Handler

75%

2025

\$108,700

1

\$3,600

Convactor/Radiator

25%

2035

* *

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating

100%

2025

\$113,600

1

\$3,600

Compr/Chiller

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

Terminal Devices

Air Handler/Dir

100%

2025

\$147,600

1

Expansion

Heat Rejection

Dry Cooler

100%

2035

* *

2

\$5,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,300

Exhaust Fans

Interior

80%

2025

\$27,300

2

\$200

Roof

20%

2025

\$3,000

2

\$100

Plumbing

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2040	* *	1		
	Water Heater With Tanks Gas Fired	100%			2029	\$16,900	2		
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

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 : 13-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8276 **Lot** : 20 **BIN** : 4171760

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$57,500	\$66,800
Mechanical	\$257,500	\$55,600
Total	\$315,000	\$122,400
Importance Code A	\$57,500	\$122,400
Importance Code B	\$257,500	
Total	\$315,000	\$122,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$14,100	\$8,300		
Interior Architecture	\$500	\$2,100	\$3,400	
Electrical	\$500	\$23,900	\$500	\$500
Mechanical	\$1,900	\$34,900	\$2,300	\$1,200
Site Pavements	\$4,000			
Total	\$21,000	\$69,200	\$6,200	\$1,700
Importance Code A	\$14,400	\$8,600	\$300	\$300
Importance Code B	\$2,300	\$60,700	\$5,900	\$1,400
Importance Code C	\$4,300			
Total	\$21,000	\$69,200	\$6,200	\$1,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Glazed Ceramic Panel	95%	Now	\$57,500	LIFE	**	5	\$66,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	5%			2050	**	5-10	\$5,200	
Windows								
Aluminum	100%	Now	\$14,100	2046	**	5	\$700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lunch Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Roof								
Metal Panel	75%			2043	**	10	\$37,900	
<i>Drains Clogged, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gutter Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dorm Roof</i>								
<i>Explanation : Covered With A Liquid Applied Membrane</i>								
Single Ply Membrane	25%			2035	**	10	\$6,900	
<i>Drains Clogged, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lower Roof</i>								
<i>Ponding, Extent : Light, Area Affected : 10%</i>								
<i>Location : Lower Roof</i>								
Interior								
Floors								
Carpet	85%			2029	\$117,700	3	\$10,100	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Meeting Room Auditorium</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	5%			2039	**	5	\$400	
Vinyl Tile	5%			2035	**	3	\$100	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$600	
Concrete Masonry Unit	95%			LIFE	**	5	\$4,200	
Ceilings								
AcousTileSusp.Lay-In	5%			2035	**	5	\$700	
AcousTileSusp.Lay-In	25%			2035	**	5	\$3,500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$900	
No Component	60%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Space Under The Dome</i>								
<i>Explanation : This Area Is Covered With Canvas Fabric</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	100%			2065		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043		**		
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$4,000	2043		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Of Building</i>								
Parking/Driveway								
Asphalt	100%			2039		**		
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2030	\$3,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Two Main Service Disconnect Switches Rated At 200 Amperes Each.</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2030	\$43,000	5		
Raceway								
Conduit	80%			2030	\$29,200	1		
Conduit	20%			2056	**	1		
Panelboards								
Fused Disc Sw	10%			2038	**	5		
Molded Case Bkrs	70%			2038	**	5	\$100	
Molded Case Bkrs	20%			2052	**	5		
Wiring								
Thermoplastic	80%			2030	\$26,400	1		
Thermoplastic	20%			2056	**	1		
Motor Controllers								
Locally Mounted	100%			2028	\$23,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	5%			2030	\$2,900	10	\$200	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Computer Desk Area</i>								
LED	95%			2038	**			

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$600	
Exit, Service	50%			2038	**	1		
Exterior Lighting								
HID	30%			2030	\$7,300	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2025	\$9,800	1	\$2,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2025	\$13,500	1-3	\$3,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Smoke Detectors, Alarm Bells And Manual Pull Stations</i>					
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2028	\$55,600	1	\$2,600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2029	\$11,400	4	\$400	
Terminal Devices								
Air Handler	80%			2025	\$78,800	1	\$2,600	
Convactor/Radiator	20%			2028	\$8,600	1	\$300	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2025	\$77,200	1	\$2,500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Court Yard</i>					
Terminal Devices								
Air Handler/Cool/Ht	100%			2025	\$101,500	1	\$3,300	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning	Heat Rejection								
	Air Cooled Condenser Unit	100%			2030	\$15,100	2	\$3,700	
Ventilation	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,900	
	Exhaust Fans								
	Interior	50%			2025	\$11,600	2	\$100	
	Roof	50%			2025	\$5,100	2	\$100	
Plumbing	H/C Water Piping								
	Brass/Copper	100%			2040	**	1		
	Water Heater With Tanks								
	Gas Fired	100%			2025	\$16,900	2		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Mechanical Room</i>					
				<i>Explanation : 40 Gallons</i>					
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Address : 145-54 156TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : QPL0T66.000 / 15209 **Yr Built/Renovated** : 1983 /
Area Sq Ft : 12,815 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 11-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 15010 **Lot** : 28 **BIN** : 4296631

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$335,400	\$53,800
Interior Architecture	\$363,700	
Electrical		\$72,000
Mechanical		\$598,800
Total	\$699,200	\$724,500
Importance Code A	\$335,400	\$53,800
Importance Code B	\$363,700	\$670,800
Total	\$699,200	\$724,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$28,600		\$1,000	
Interior Architecture	\$62,600		\$2,000	
Electrical	\$8,800	\$1,200	\$1,400	\$1,400
Mechanical	\$27,400	\$1,300	\$25,300	\$1,300
Site Enclosure	\$43,300			
Total	\$170,700	\$2,500	\$29,700	\$2,700
Importance Code A	\$28,600		\$1,000	
Importance Code B	\$65,800	\$2,500	\$28,700	\$2,700
Importance Code C	\$76,300			
Total	\$170,700	\$2,500	\$29,700	\$2,700



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

QUEENS PUBLIC LIBRARY - 039
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	33%			LIFE	**	5	\$107,600	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Concrete Masonry Unit	45%	0-2	\$15,600	LIFE	**	5	\$9,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade At Upper Roof And Rear Facade At Parking Area</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$4,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Facade</i>								
<i>Explanation : Textured Concrete Masonry Units</i>								
Masonry: Brick	10%			LIFE	**	5	\$6,500	
Metal Coiling Doors	2%			2046	**	5	\$2,000	
Windows								
Aluminum	100%	Now	\$7,800	2032	\$25,900	5	\$300	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$281,600	2043	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Roofs</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Office And Warehouse</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
Interior								
Floors								
Carpet	15%			2032	\$50,400	3	\$4,300	
Cast in Place Concrete	75%	2-4	\$363,700	LIFE	**	5	\$31,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Warehouse</i>								
Ceramic Tile	5%			2046	**	5	\$1,000	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Bathrooms And Kitchen</i>								
Vinyl Tile	5%			2038	**	3	\$400	

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

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

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

QUEENS PUBLIC LIBRARY - 039
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$4,400	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stairways</i>								
Gypsum Board	80%	4+	\$30,800	LIFE	**	5	\$13,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Warehouse</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2053	**	5	\$3,700	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout 2nd Floor</i>								
Exposed Struc: Steel	75%			LIFE	**	10	\$27,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Warehouse</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Warehouse</i>								
<i>Explanation : Exposed Steel Joists And Decking</i>								
Gypsum Board	5%			LIFE	**	5-10	\$3,200	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$43,300	2043	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof Barrier</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 156th Street</i>								
Parking/Driveway								
Asphalt	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Parking Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
<i>Explanation : 200 Ampere Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	**	5	\$100	

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

QUEENS PUBLIC LIBRARY - 039
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2043	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$300	
Wiring								
Thermoplastic	100%			2043	**	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$400	
Lighting								
Interior Lighting								
Fluorescent	80%	Now	\$7,200	2033	\$72,000			
<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Garage</i>								
LED	20%			2033	\$16,200			
Egress Lighting								
Emergency, Battery	50%			2033	\$10,700	10	\$1,500	
Exit, Battery	50%			2033	\$7,300	10	\$400	
Exterior Lighting								
Fluorescent	10%			2033	\$5,100	10	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Controlled Via Photocell</i>								
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	\$23,800	1	\$4,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Cameras Observed</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2033	\$32,800	1-3	\$8,100	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		

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Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%	Now	\$15,700	2033	\$314,800	1	\$3,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Warehouse - 1 Of 4 Units Is Defective</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Warehouse</i>								
<i>Explanation : 4 Units</i>								
Controls								
Electrical	100%			2028	\$70,600			
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2033	\$213,400	2	\$800	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. Gas Fired Heating And Direct Expansion Cooling.</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$11,300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		
Water Heater With Tanks								
Electric	100%	0-2	\$7,000	2026	\$23,400	4		
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1st Floor Warehouse</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Warehouse</i>								
<i>Explanation : 1 Unit- 40 Gallons. Quantity 1</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2043	**	1-2	\$3,600	
Fire Pump								
Generic	100%			2036	**	1	\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Warehouse</i>								
<i>Explanation : Inline Fire Pump With Single Check Valve.</i>								

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : OZONE PARK BRANCH LIBRARY
Address : 92-24 ROCKAWAY BLVD.
Borough : QUEENS **Agency's Number** : OZ
Program / Asset # : QPL0040.000 / 13303 **Yr Built/Renovated** : 1977 / 1999
Area Sq Ft : 7,507 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 09-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 9113 **Lot** : 30 **BIN** : 4189526

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$20,800			
Interior Architecture		\$4,200	\$5,200	
Electrical	\$800	\$800	\$600	\$8,300
Mechanical	\$17,400	\$400	\$1,100	\$400
Total	\$39,000	\$5,400	\$6,900	\$8,700
Importance Code A	\$21,300	\$400	\$400	\$400
Importance Code B	\$17,700	\$5,000	\$6,500	\$8,300
Importance Code C				
Total	\$39,000	\$5,400	\$6,900	\$8,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%			LIFE	**	5	\$16,000	
Metal/Glass Curt Wall	10%			LIFE	**	5	\$3,300	
Roof								
Metal Panel	5%			2042	**	10	\$2,000	
Modified Bitumen	95%			2034	**	10	\$20,800	
Interior								
Floors								
Carpet	70%			2028	\$137,800	3	\$11,800	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2038	**	5	\$600	
Vinyl Tile	20%			2034	**	3	\$800	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$300	
Concrete Masonry Unit	85%			LIFE	**	5	\$2,100	
Gypsum Board	10%			LIFE	**	5	\$400	
Ceilings								
AcousTileSusp.Lay-In	90%			2046	**	5	\$10,300	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2042	**			
On-Site Walkways								
Cast in Place Concrete	100%			2042	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2029	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2029	\$21,500	5	\$100	
Molded Case Bkrs	50%			2055	**	5	\$100	
Raceway								
Conduit	70%			2029	\$25,500	1		
Conduit	30%			2055	**	1		
Panelboards								
Molded Case Bkrs	70%			2028	\$13,800	5	\$100	
Molded Case Bkrs	30%			2051	**	5	\$100	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Wiring								
Thermoplastic	50%			2029	\$16,500	1		
Thermoplastic	50%			2055	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	94%			2037	**	10	\$6,500	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Meeting Rooms</i>								
Fluorescent	4%			2037	**	10	\$300	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Offices</i>								
Fluorescent	1%			2037	**	10	\$100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
LED	1%			2037	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Hallways</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$900	
Exit, LED	50%			2064	**	1		
Alarm								
Security System								
No Component	30%							
Generic	70%			2037	**	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas, Hallways, And Outside-front And Rear Of Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2037	**	1-3	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2049	**	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	100%			2034	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Rooftop Package Unit</i>								
Air Conditioning								
Energy Source Electricity	100%			2045	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2034	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Package Unit. R-410a Refrigerant</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans Roof	100%			2034	**	2	\$200	
Plumbing								
H/C Water Piping Brass/Copper	100%			2049	**	1		
Water Heater With Tanks Gas Fired	100%			2024		2	\$16,900	
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : PENINSULA BRANCH LIBRARY
Address : 92-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : PRC
Program / Asset # : QPLOP41.000 / 13304 **Yr Built/Renovated** : 1972 / 1998
Area Sq Ft : 13,026 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 13-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16135 **Lot** : 1 **BIN** : 4303629

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$20,100		\$41,000	
Interior Architecture	\$14,600	\$700		\$8,600
Electrical	\$1,400	\$1,100	\$1,100	\$1,600
Mechanical	\$700	\$2,700	\$1,700	\$2,700
Site Enclosure	\$2,900			
Total	\$39,600	\$4,600	\$43,800	\$13,000
Importance Code A	\$20,700	\$600	\$41,600	\$700
Importance Code B	\$16,000	\$3,700	\$2,200	\$11,200
Importance Code C	\$2,900	\$200		\$1,100
Total	\$39,600	\$4,600	\$43,800	\$13,000



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$7,100	
Metal Panel	10%	Now	\$3,900	2041	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Beach 94th Street And Rear Alley</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Rear Alley</i>								
Metal Panel	20%			2041	**	5-10	\$16,200	
Stucco Cement	2%			2044	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entry</i>								
<i>Explanation : Art Wall</i>								
Window Wall	8%	4+	\$1,400	2041	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Wall Front Entry</i>								
<i>Explanation : Interior Top Trim Missing</i>								
Windows								
Aluminum	100%	4+	\$3,200	2039	**	5	\$1,700	
<i>Hardware Missing, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	13%			LIFE	**	5	\$1,000	
Pre-Cast Concrete	2%	4+	\$1,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Parapet</i>								
No Component	85%							
Roof								
Modified Bitumen	100%			2036	**	10	\$36,600	
Soffits								
Stucco Cement	100%	4+	\$10,200	2044	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Front Of Building</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	75%			2030	\$256,300	3	\$29,200	
Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
Ceramic Tile	5%			2040	**	5	\$1,000	
Mosaic Tile	5%			2044	**	5	\$2,400	
Vinyl Tile	10%			2036	**	3	\$1,000	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$400	
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Glass: Single Pane	5%			LIFE	**	5	\$300	
Gypsum Board	80%			LIFE	**	5	\$4,200	
Metal Coiling Doors	5%			2047	**	5	\$2,200	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$5,800	2044	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Reading Room</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Staff Lounge</i>								
Fiber Board	5%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Cement Board</i>								
Gypsum Board	5%			LIFE	**	5	\$1,200	
Site Enclosure								
Fence/Gates								
Chain Link	90%	0-2	\$2,800	2041	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear</i>								
Iron Picket	10%	Now	\$100	2051	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
On-Site Walkways								
Cast in Place Concrete	100%			2036	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$300	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	100%			2057	**	1		
Panelboards								
Fused Disc Sw	5%			2053	**	5		
Molded Case Bkrs	95%			2053	**	5	\$300	
Wiring								
Thermoplastic	100%			2057	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	96%			2039	**	10	\$11,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	4%			2039	**	10	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$1,600	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	30%			2039	**	10		
No Component	70%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2039	**	1	\$3,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$8,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Furnace	100%			2039	**	1	\$6,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Roof</i>							
<i>Explanation : 3 Rooftop Units</i>							
Terminal Devices Fan Coil Unit/Heat No Component	10% 90%			2036	**	1	\$400
Air Conditioning							
Energy Source Electricity	100%			2047	**	1	
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : On The Roof</i>							
<i>Explanation : 3 Units. Refrigerant 410a</i>							
Heat Rejection Air Cooled Condenser Unit	100%			2039	**	2	\$9,100
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,300
Exhaust Fans Roof	100%			2039	**	2	\$400
Plumbing							
H/C Water Piping Brass/Copper	100%			2057	**	1	
Water Heater With Tanks Electric	100%			2030	\$23,400	4	
Sanitary Piping Cast Iron	100%			LIFE	**	1	
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Fixtures Generic	100%						

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : POPPENHUSEN BRANCH LIBRARY
Address : 121-23 14TH AVENUE
Borough : QUEENS **Agency's Number** : P
Program / Asset # : QPLOP43.000 / 13305 **Yr Built/Renovated** : 1904 / 2003
Area Sq Ft : 7,800 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 10-Sep-2018 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Floors 1
Block : 4042 **Lot** : 113 **BIN** : 4097863

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		\$607,400
Total		\$607,400
Importance Code B		\$607,400
Total		\$607,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$33,100	\$38,500	\$800	
Interior Architecture	\$1,200	\$17,600	\$4,100	\$1,100
Electrical	\$600	\$9,100	\$900	\$600
Mechanical	\$4,600	\$21,200	\$1,900	\$2,400
Site Enclosure	\$3,300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$46,700	\$90,300	\$11,700	\$8,100
Importance Code A	\$36,800	\$39,300	\$1,600	\$800
Importance Code B	\$6,700	\$51,000	\$10,100	\$7,300
Importance Code C	\$3,300			
Total	\$46,700	\$90,300	\$11,700	\$8,100



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
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	4+	\$23,100	LIFE	**	5	\$12,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front And Rear Elevations</i>								
Masonry: Limestone	15%	4+	\$5,800	LIFE	**	5	\$1,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Window</i>								
Windows								
Aluminum	100%			2046	**	5	\$1,700	
Parapets								
Copper/Terne	15%			2065	**	5	\$2,400	
Masonry: Brick	35%			LIFE	**	5	\$1,100	
No Component	50%							
Roof								
Copper/Terne	75%			2045	**	10	\$37,400	
Roll Roofing	25%			2029	\$35,100	5	\$8,300	
Interior								
Floors								
Carpet	70%			2029	\$157,000	3	\$12,300	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	20%			2039	**	5	\$2,300	
Vinyl Tile	5%			2025	\$17,500	3	\$200	
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$1,200	
Gypsum Board	50%			LIFE	**	5	\$7,000	
Plaster	45%			LIFE	**	5	\$3,100	
Ceilings								
AcousTileConcealSpLn	15%			2047	**	5	\$2,200	
Exposed Struc: Wood	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$2,200	
Plaster	65%			LIFE	**	5	\$4,800	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$3,300	2050	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gate Off Hinge And Bent Sections</i>								
Retaining Walls								
Cast in Place Concrete	90%			2065	**			
Masonry: Fieldstone	10%			2050	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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

Maintenance \$ are aggregated over a ten-year period. Site 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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

On-Site Walkways

Cast in Place Concrete	85%			2035	**			
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	5%			2033				

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5		
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 600 Amperes.

Switchgear / Switchboard

Molded Case Bkrs	100%			2050	**	5	\$200	
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Raceway

Conduit	100%			2050	**	1		
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Panelboards

Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	95%			2046	**	5	\$200	

Wiring

Thermoplastic	100%			2050	**	1		
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Motor Controllers

Locally Mounted	100%			2043	**	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	50%			2035	**	10	\$3,600	
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T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Basement

Fluorescent	50%			2035	**	10	\$3,600	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : 1st Floor

Egress Lighting

Emergency, Battery	50%			2035	**	10	\$900	
Exit, LED	50%			2058	**	1		

Exterior Lighting

Fluorescent	30%			2035	**	10	\$200	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Outside Perimeter

No Component	70%							
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Alarm

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

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QUEENS PUBLIC LIBRARY - 039
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

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

Alarm

Security System

No Component

30%

Generic

70%

2038

* *

1

\$2,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas And Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital

100%

2035

* *

1-3

\$4,800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Steam Boiler

100% Now

\$3,700

2035

* *

1

\$6,900

*Not in Service, Extent : Severe, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Steam Piping/Pump

100%

2040

* *

Terminal Devices

Convactor/Radiator

60%

2035

* *

1

\$1,500

Fan Coil Unit/Heat

40%

2030

\$84,000

1

\$1,000

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Split Unit

100%

2030

\$201,200

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 6 Units. Refrigerant R-410a*

Terminal Devices

Fan Coil - 4 Pipe

100%

2030

\$322,200

1

\$2,500

Heat Rejection

Dry Cooler

100%

2035

* *

2

\$5,400

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,300

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.

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*** 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		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Exhaust Fans								
Interior	100%			2030	\$37,600	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater With Tanks								
Gas Fired	100%			2025	\$18,600	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%	0-2	\$300	2025	\$300	4	\$200	
			<i>On Extended Life, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
Sewage Ejector(s)								
Electric	100%	0-2	\$100	2030	\$4,400	4	\$300	
			<i>Other Observation, Extent : Moderate, Area Affected : 10%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : Auto Start Not Working</i>					
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement To 1st Floor</i>					
			<i>Explanation : 1 Unit</i>					

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Address : 89-11 MERRICK BOULEVARD
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : QPL0001.000 / 1867 **Yr Built/Renovated** : 1966 / 2017
Area Sq Ft : 275,500 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Dec-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,2,3,Ph
Block : 9798 **Lot** : 6 **BIN** : 4209635

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$3,152,400	\$266,000
Interior Architecture	\$537,700	\$1,523,700
Electrical	\$639,400	\$1,160,400
Mechanical	\$5,532,900	\$5,082,100
Total	\$9,862,500	\$8,032,200
Importance Code A	\$3,207,500	\$266,000
Importance Code B	\$6,592,500	\$7,714,600
Importance Code C	\$62,400	\$51,500
Total	\$9,862,500	\$8,032,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$95,800		\$32,800	
Interior Architecture	\$1,273,700	\$19,300	\$50,900	\$77,300
Electrical	\$39,300	\$30,000	\$43,000	\$35,500
Mechanical	\$86,200	\$86,600	\$190,500	\$91,700
Site Enclosure	\$3,600			
Site Pavements	\$27,000			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$1,545,300	\$155,600	\$336,900	\$224,300
Importance Code A	\$96,700	\$13,600	\$46,400	\$14,200
Importance Code B	\$1,386,600	\$138,100	\$290,500	\$210,000
Importance Code C	\$62,100	\$3,800		
Total	\$1,545,300	\$155,600	\$336,900	\$224,300



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

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement - Fiber Panel	10%			2036	**	10	\$30,600	
Glass: Special Gauge	20%			LIFE	**	1		
Masonry: Brick	15%	Now	\$239,500	LIFE	**	5	\$14,700	
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse, 1966 Building At Rear 2nd Floor, Above Loading Dock</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Wall At 1st And 2nd Floor</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Administration Area Under Windows</i>								
Granite Panels	5%	0-2	\$29,800	LIFE	**	5	\$3,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along 90th Street</i>								
Panel: Limestone	45%	2-4	\$196,500	LIFE	**	5	\$33,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Main Entrance</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Entrance, All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 90th Street Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Side Main Entrance</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Window Wall	5%	Now	\$14,700	2051	**	5	\$9,200	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	95%	Now	\$288,800	2047	**	5	\$13,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 2nd And 3rd Floor Offices</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd And 3rd Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd And 3rd Floor Offices</i>								
Metal Louvers	5%			2040	**	10	\$8,700	

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

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

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

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Parapets								
Masonry: Brick	30%	Now	\$85,200	LIFE	**	5	\$6,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Cafeteria Roof, Upper Roof</i>								
Masonry: Limestone	50%			LIFE	**	5	\$14,200	
Metal Panel	5%			2051	**	5	\$4,400	
Metal Rail	5%			2044	**	5-10	\$20,500	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Aluminum Railing With Glass Panels</i>								
Metal Rail	5%			2044	**	5-10	\$20,500	
Panel: Limestone	5%	Now	\$12,500	LIFE	**	5	\$1,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Over Main Entrance</i>								
Roof								
Built-Up (BUR)	45%	Now	\$1,278,200	2041	**			
<i>Embedded Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over I T S Area, 1980 Addition</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout I T S Area, 1980 Addition</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition</i>								
Modified Bitumen	10%			2031	\$266,000	10	\$24,600	
Modified Bitumen	40%	Now	\$1,064,100	2041	**			1
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Roof Over 2nd Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Roof Over 2nd Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Corridors And 2nd Floor Offices</i>								
Skylight, Metal/Glass	5%			2051	**	10	\$40,900	

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

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

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

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Soffits								
Cast in Place Concrete	50%	4+	\$11,500	LIFE	**	5	\$9,800	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Cafeteria Bulkhead Overhang</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Cafeteria Bulkhead Overhang</i>								
Stucco Cement	50%			2044	**	5	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Other Additional Location</i>								
<hr/>								
Interior								
Floors								
Carpet	20%			2030		3	\$164,900	
Carpet	15%	Now	\$1,084,000	2033	\$1,084,000	3	\$92,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$90,200	
Ceramic Tile	5%	0-2	\$230,400	2040	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Basement Mens And Womens Toilets</i>								
Raised Access Floor	2%			2040	**	5	\$30,900	
Sheet Vinyl/Rubber	13%			2036	**	5	\$80,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Discovery Library Center</i>								
Terrazzo	25%			LIFE	**	5	\$80,500	
Vinyl Tile	10%	Now	\$22,600	2031	\$1,128,800	3	\$15,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								

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QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	1%	Now	\$62,400	2046	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement, 1st Floor Toilet Area, And Hallway Toilet Aea</i>								
Ceramic Tile	4%			2040	**	5	\$7,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,600	
Glass: Single Pane	5%			LIFE	**	5	\$7,200	
Gypsum Board	45%	Now	\$23,800	LIFE	**	5	\$51,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Library Area At Base In Corridors, Basement At Soffit</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Offices</i>								
Plaster	25%	Now	\$23,000	LIFE	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell 5 At Bulkhead</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st And 2nd Floor</i>								
<i>Explanation : Wallpaper Peeling</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$38,200	

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QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2036	**	5	\$21,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
AcousTileSusp.Lay-In	15%	0-2	\$42,100	2044	**	5	\$25,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Payroll Room, Security Office, 2nd Floor Corridor And Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Payroll Room, I T S And Corridors Of 1980 Addition, Cafeteria</i>								
AcousTileSusp.Lay-In	35%			2048	**	5	\$119,400	
Exposed Struc: Concrete	5%			LIFE	**	5	\$2,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%	Now	\$36,900	LIFE	**	5	\$21,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Reading Area</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Childrens Discovery Library Center</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Reading Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Discovery Library Center</i>								
<i>Explanation : Acoustical Plaster Hung Ceiling System</i>								
Metal Panel	5%	Now	\$167,900	LIFE	**	5	\$21,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement 1st Floor Receiving And Shipping Preparation Room</i>								
Plaster	15%	4+	\$77,100	LIFE	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Administrative Offices At Windows</i>								
Plaster	10%			LIFE	**	5	\$21,300	
Site Enclosure								
Fence/Gates								
Aluminum Rail	25%			2044	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Attached To Roof</i>								
Chain Link	75%			2051	**			
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$3,600	2066	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock Area</i>								
Site Pavements								

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QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$11,800	2044		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$1,000	2036		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$14,300	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057		**	5	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Sub-basement</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect For Switch Board Distribution 1 And 2</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057		**	5	\$7,300
Raceway								
Conduit	40%			2031	\$104,900		1	
Conduit	60%			2051		**	1	
Panelboards								
Fused Disc Sw	5%			2053		**	5	\$300
Fused Disc Sw	5%			2030	\$8,900		5	\$300
Molded Case Bkrs	10%			2030	\$17,800		5	\$700
Molded Case Bkrs	50%			2047		**	5	\$3,600
Molded Case Bkrs	30%			2053		**	5	\$2,200
Wiring								
Braided Cloth	20%	2-4	\$53,100	2056		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Sub-basement And First Old Area Of The Building</i>								
Thermoplastic	20%			2031	\$53,100		1	
Thermoplastic	40%			2057		**	1	
Thermoplastic	20%			2061		**	1	
Motor Controllers								
Locally Mounted	10%			2029	\$94,700		5	\$200
Locally Mounted	5%			2048		**	5	\$100
Motor Control Center	75%			2029	\$649,000		5	\$5,600
Variable Frequency Drive	10%			2048		**		

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QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$4,000	
Stand-by Power								
Transfer Switches Automatic	100%			2044	**	1	\$84,800	
Generators								
Diesel	90%			2044	**	1	\$96,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement</i>							
	<i>Explanation : One 1,250 Kilowatts</i>							
Diesel	5%	Now	\$4,000	2046	**	1	\$4,800	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Loading Dock Storage Rooftop</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof And Loading Dock</i>							
	<i>Explanation : Abandoned In Place, 2 Generators</i>							
Natural Gas	5%	Now	\$4,000	2046	**	1	\$4,800	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Batteries								
Lead/Acid	100%			2026	\$2,400	5	\$10,200	
Fuel Storage								
Day Tank	50%			2053	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement</i>							
	<i>Explanation : One 275 Gallons. The Tank Is In Satisfactory Condition But It Is Not Able To Auto Fill. A Person Must Manually Push The Fill In Button.</i>							
Main Tank	50%			2034	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : One 6,000 Gallons. The Tank Is In Satisfactory Condition, But It Is Not Filling The Day Tank</i>							
Lighting								

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QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2039	**	10	\$12,600	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Meeting Room, C D L C Area And Some Office 3rd Floor</i>						
Fluorescent	5%			2031	\$152,400	10	\$12,600	
		<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	50%			2036	**	10	\$126,300	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement, Sub-basement, 1st, 2nd, 3rd Floor Bathroom, Some Offices</i>						
Fluorescent	20%			2039	**	10	\$50,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Cafeteria, Some Offices 2nd, 3rd Floors And New Bathroom</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	10%			2039	**	10	\$25,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading And Book Area 1st Floor, Some Mechanical Room</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	5%			2036	**	10	\$12,600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby 1st Floor, Auditorium And Some Offices</i>						
LED	5%			2036	**			
Egress Lighting								
Emergency, Service	40%			2036	**	1		
Emergency, Service	10%			2041	**	1		
Emergency, Battery	5%			2036	**	10	\$3,300	
Exit, LED	30%			2066	**	1		
Exit, LED	5%			2071	**	1		
Exit, Service	10%			2036	**	1		
Exterior Lighting								
Fluorescent	2%			2036	**	10	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Building Exterior</i>						
		<i>Explanation : Fluorescent Fixtures Installed In The Statue Area.</i>						
HID	10%			2036	**	10	\$100	
HID	13%			2026	\$165,600	10	\$100	
No Component	75%							
Alarm								
Security System								
No Component	60%							
Generic	40%			2036	**	1	\$41,200	

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QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2026

\$281,700

1-3

\$67,900

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Installing New System*

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Furnace

5% Now

\$800 2036

* *

1

\$6,100

*Controller Not Working, Extent : Severe, Area Affected : 100%**Location : Manual Operation Only.**Other Observation, Extent : Light, Area Affected : 5%**Location : Roof**Explanation : 1 Roof Mounted Unit*

Hot Water Boiler

95% Now

\$55,100 2044

* *

1

\$116,500

*Controller Not Working, Extent : Severe, Area Affected : 100%**Location : Manually Operated. Penthouse.**Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Custodian Office; Malfunctioning: Building Management System Malfunctioning**Other Observation, Extent : Light, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

95% 4+

\$11,300 2039

* *

4

\$12,900

*Corroded, Extent : Severe, Area Affected : 100%**Location : Piping To Basement Level At Basement Level.*

No Component

5%

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QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	20%	0-2	\$205,500	2036	**	1	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Air Handler Servicing Childrens Discovery Library Center; Broken Return Fan Oil Bearing</i>								
Air Handler	50%			2031	\$2,568,700	1	\$85,200	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement And Roof</i>								
<i>Explanation : 5 Units In Total. 2 Old Units In Basement.</i>								
Convactor/Radiator	15%			2044	**	1	\$13,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Children Discovery Library Center On 1st Floor</i>								
<i>Explanation : Radiant Heating System</i>								
Unit Heater - Hot Water	5%			2026	\$80,900			
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	20%			2039	**	1		
Natural Gas	80%			2041	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2034	**	1	\$238,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 20 Tons Gas Driven Chillers</i>								
Exterior Pkg Unit - Cooling	10%			2036	**	2	\$1,700	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : With Electric Reheat</i>								
Split Unit	10%			2031	\$648,300			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Administration Office And Server Rooms</i>								
<i>Explanation : Computer Room Units</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	2%	Now	\$200	2031	\$8,800	4	\$300	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Piping To Air Handlers At Basement Level</i>								
No Component	98%							

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QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	90%			2026	\$4,767,500	1	\$153,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : See Heating Air Terminal Devices</i>								
No Component	10%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2031	\$79,000	2	\$19,200	
Water Cooling Tower	90%	0-2	\$248,200	2029	\$1,241,100	2	\$199,600	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cooling Tower Fills With Water Creating Inefficient Operation</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$153,600	
Exhaust Fans								
Interior	10%			2026	\$121,100	2	\$800	
Roof	90%			2031	\$476,700	2	\$7,600	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2041	**	1		
Galvanized Steel	40%			2036	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2041	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Plate Heat Exchanger With Summer Option From Gas Driven Chiller Engine Heat.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$54,700	4	\$5,800	
Sewage Ejector(s)								
Electric	100%			2036	**	4	\$16,400	
Backflow Preventer								
Generic	100%			2036	**	1	\$16,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 3 Components</i>								
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Outdated Bathrooms</i>								

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QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	40%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : C1, C, C2, 1, 2</i>						
		<i>Explanation : Two Units</i>						
Hydraulic	60%			LIFE		**		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : C1, 2 And C2,1</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2051		**	1-5	\$144,100
Sprinkler								
No Component	70%							
Generic	30%			2051		**	1-2	\$23,100
Fire Pump								
Generic	100%			2040		**	1	\$51,500
Chemical System								
No Component	98%							
Generic	2%			2029	\$1,600		1-3	\$1,500
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen And Server Room</i>						
		<i>Explanation : Location Noted</i>						

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Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : QUEENS VILLAGE BRANCH LIBRARY
Address : 94-11 217TH ST.
Borough : QUEENS **Agency's Number** : Q
Program / Asset # : QPL0Q44.000 / 13306 **Yr Built/Renovated** : 1954 / 2004
Area Sq Ft : 12,980 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 17-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10621 **Lot** : 12 **BIN** : 4226761

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$290,100	
Interior Architecture		\$53,200
Electrical	\$60,000	
Mechanical	\$141,000	
Total	\$491,100	\$53,200
Importance Code A	\$290,100	
Importance Code B	\$201,000	\$53,200
Total	\$491,100	\$53,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$41,700			
Interior Architecture	\$126,600	\$200		\$6,300
Electrical	\$16,500	\$200	\$13,800	
Mechanical	\$4,000	\$1,900	\$5,700	\$1,900
Site Enclosure	\$26,900			
Site Pavements	\$5,200			
Total	\$220,900	\$2,300	\$19,400	\$8,200
Importance Code A	\$43,000	\$1,300	\$1,400	\$1,300
Importance Code B	\$137,300	\$1,000	\$18,100	\$6,900
Importance Code C	\$40,600			
Total	\$220,900	\$2,300	\$19,400	\$8,200



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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$300	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Door At Rear</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Foundation</i>								
Masonry: Brick	85%	Now	\$84,300	LIFE	**	5	\$10,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear And Side Facade At Window Lintel Level</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Facade Window Lintels, Including Blocked Up Openings</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade Below Windows And Along Pipes, Front Facade</i>								
Masonry: Limestone	5%	Now	\$4,700	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Entry Top Of Molding</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Sills At Front Facade</i>								
Granite Panels	5%			LIFE	**	5	\$500	
Window Wall	3%	Now	\$4,400	2041	**	5	\$700	
<i>Not Insulated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Condensation Present</i>								
Windows								
Aluminum	98%	Now	\$19,600	2039	**	5	\$2,100	
<i>Condensation Present, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2034	**	10	\$500	
Parapets								
Concrete Masonry Unit	40%	2-4	\$1,600	LIFE	**	5	\$1,500	
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Interior Facades</i>								
Masonry: Brick	50%	0-2	\$10,500	LIFE	**	5	\$1,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Rear And Side Facades</i>								
Masonry: Limestone	10%			LIFE	**	5	\$400	

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Roof								
Modified Bitumen	100%	Now	\$205,800	2041			**	
<i>Blisters, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At South Parapet</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Drains</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Checkout Area, Childrens Reading Room</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Carpet	50%	2-4	\$68,100	2030	\$170,200	3	\$14,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor In Childrens Area And Community Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor In Childrens Area And Community Room</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor In Childrens Area And Community Room</i>								
Carpet	10%			2030	\$34,000	3	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Carpet Tiles</i>								
Ceramic Tile	5%			2034	**	5	\$1,000	
Quarry Tile	2%			2044	**	5	\$600	
Terrazzo	3%			LIFE	**	5	\$500	
Vinyl Tile	20%			2036	**	3	\$1,900	
Vinyl Tile	10%			2031	\$53,200	3	\$700	

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$22,000	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room Through Window And Vent Openings</i>								
Ceramic Tile	5%			2034	**	5	\$1,500	
Concrete Masonry Unit	8%			LIFE	**	5	\$900	
Folding Partition	10%			2039	**	5	\$7,300	
Glass: Single Pane	5%			LIFE	**	5	\$1,100	
Gypsum Board	45%	Now	\$3,600	LIFE	**	5	\$7,900	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Window Openings In Basement Community Room</i>								
Marble Panels	2%			LIFE	**			
Plaster	10%	Now	\$1,400	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staff Stair To Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Stair To Basement</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	55%	Now	\$8,800	2036	**	5	\$5,300	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations On First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Reading Room, Check Out Area</i>								
AcousTileSusp.Lay-In	25%	Now	\$16,000	2044	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Bathroom And Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Plaster	15%			LIFE	**	5	\$1,800	
Site Enclosure								
Fence/Gates								
Chain Link	30%	Now	\$3,900	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Fence Towards 94th Avenue</i>								
Iron Picket	70%			2051	**			

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	15%			2051		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear</i>								
<i>Explanation : Retaining Wall To Basement</i>								
Cast in Place Concrete	10%	Now	\$800	2051		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Wall Coping At 222nd Street At Fence Post Connections</i>								
Masonry: Brick	70%	Now	\$21,300	2041		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corners And At Iron Fence Connections</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 222nd Street</i>								
Masonry: Fieldstone	5%	0-2	\$800	2041		**		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Cheek Walls</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Steps</i>								
<i>Explanation : Stone Panels At Cheek Walls</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044		**		
On-Site Walkways								
Cast in Place Concrete	60%			2036		**		
Masonry: Granite	40%	Now	\$500	LIFE		**		
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Front Entrance Steps</i>								
Parking/Driveway								
Asphalt	20%	Now	\$1,500	2034		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Van Parking Area</i>								
<i>Potholes, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Van Parking Area</i>								
Cast in Place Concrete	80%	0-2	\$3,200	2044		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Driveway</i>								

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

Under 600 Volts

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2031	\$1,900	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2031	\$21,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$300	
Raceway								
Conduit	100%			2031	\$36,500	1		
Panelboards								
Fused Disc Sw	5%			2030	\$1,000	5		
Molded Case Bkrs	95%			2030	\$18,800	5	\$300	
Wiring								
Braided Cloth	50%	2-4	\$16,500	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	50%			2031	\$16,500	1		
Motor Controllers								
Locally Mounted	100%			2029	\$47,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,600	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	100%			2026	\$60,000	10		
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2036	**	1	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Distribution Steam Piping/Pump	10%	Now	\$2,100	2041	**			
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Vacuum Pump Tank, Basement Boiler Room</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump Tank, Basement Boiler Room</i>								
Steam Piping/Pump	90%			2041	**			
<hr/>								
Terminal Devices Convactor/Radiator	100%			2044	**	1	\$4,200	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		
<hr/>								
Conversion Equipment Exterior Pkg Unit - Cooling	100%			2026	\$141,000	2	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units. Roof</i>								
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,200	
<hr/>								
Exhaust Fans Roof	100%			2031	\$25,000	2	\$400	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2041	**	1		
<hr/>								
Water Heater With Tanks Gas Fired	100%			2029	\$16,900	2		
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s) Non-Submersible	100%			2026	\$2,600	4	\$300	
<hr/>								
Backflow Preventer Generic	100%			2039	**	1	\$800	
<hr/>								
Fixtures Generic	100%							
<hr/>								

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : QUEENSBORO HILL BRANCH LIBRARY
Address : 60-05 MAIN ST.
Borough : QUEENS **Agency's Number** : QH
Program / Asset # : QPL0Q45.000 / 13307 **Yr Built/Renovated** : 1982 / 2001
Area Sq Ft : 7,956 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 11-Mar-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Ph
Block : 6405 **Lot** : 50 **BIN** : 4140176

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$88,200	
Mechanical		\$232,300
Total	\$88,200	\$232,300
Importance Code A	\$88,200	
Importance Code B		\$232,300
Total	\$88,200	\$232,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$28,900			
Interior Architecture	\$21,600	\$700		\$4,200
Electrical	\$800	\$800	\$1,700	\$800
Mechanical	\$800	\$2,100	\$1,400	\$2,300
Total	\$52,200	\$3,600	\$3,200	\$7,200
Importance Code A	\$29,300	\$400	\$400	\$400
Importance Code B	\$12,200	\$3,200	\$2,800	\$6,800
Importance Code C	\$10,700			
Total	\$52,200	\$3,600	\$3,200	\$7,200



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

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	\$88,200	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, West Facade</i>								
Window Wall	10%	Now	\$13,700	2051	**	5	\$4,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	90%	Now	\$15,200	2047	**	5	\$800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tiled Glass Reading Room</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance Area</i>								
<i>Explanation : Channel Glass At Entrance</i>								
Metal Louvers	5%			2040	**	10	\$600	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$1,300	
Pre-Cast Concrete	40%			LIFE	**	5	\$5,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	95%			2039	**	10	\$20,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	5%			2051	**	10	\$3,600	
Interior								
Floors								
Carpet	70%			2030	\$146,100	3	\$16,700	
Cast in Place Concrete	10%			LIFE	**	5	\$2,600	
Ceramic Tile	10%			2040	**	5	\$1,200	
Vinyl Tile	10%			2031	\$32,600	3	\$400	
Interior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$8,200	
Glass: Single Pane	5%			LIFE	**	5	\$900	
Masonry: Brick	5%	0-2	\$10,700	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lightwell In Adult Reading Room</i>								

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

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

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

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	65%	4+	\$6,200	2044	**	5	\$4,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Reading Room</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Reading Room</i>								
AcousTileSusp.Lay-In	10%			2044	**	5	\$1,200	
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%			2044	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Street</i>								
<i>Explanation : Barricades On Side Walk Surrounding Tree Pits</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$3,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Raceway								
Conduit	100%			2031	\$36,500	1		
Panelboards								
Molded Case Bkrs	100%			2030	\$19,800	5	\$200	
Wiring								
Thermoplastic	100%			2031	\$33,000	1		
Motor Controllers								
Locally Mounted	100%			2029	\$23,700	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2031	\$4,400	10	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : T-5 Lamps</i>								
LED	95%			2039	**			

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

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

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

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,000	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	30%			2031	\$11,000	10		
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2039	**	1	\$2,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$5,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$3,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$400	
Terminal Devices								
Air Handler	70%			2031	\$103,900	1	\$3,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof Level Machine Room</i>					
			<i>Explanation : Combination Heat And Air Conditioner Fan</i>					
Convactor/Radiator	30%			2044	**	1	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : About 7 Feet Off Floor Level</i>					
			<i>Explanation : Radiators</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		

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

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2029	\$128,500	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Level Machine Room</i>						
Heat Rejection								
Dry Cooler	100%			2031	\$36,200	2	\$5,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
Exhaust Fans								
Interior	80%			2031	\$28,000	2	\$200	
Roof	20%			2036	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit, 30 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : REGO PARK BRANCH LIBRARY
Address : 91-41 63RD DR. @ AUSTIN ST.
Borough : QUEENS **Agency's Number** : RG
Program / Asset # : QPL0R48.000 / 13308 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 7,257 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 23-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3104 **Lot** : 16 **BIN** : 4072812

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$67,400	
Electrical	\$80,300	
Mechanical		\$171,100
Total	\$147,700	\$171,100
Importance Code A	\$67,400	\$76,400
Importance Code B	\$80,300	\$94,700
Total	\$147,700	\$171,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$23,600	\$10,300	\$400	
Interior Architecture	\$29,800	\$1,700	\$300	\$3,800
Electrical	\$300	\$45,500	\$300	\$200
Mechanical	\$800	\$1,000	\$1,500	\$1,000
Total	\$54,500	\$58,500	\$2,500	\$5,000
Importance Code A	\$24,000	\$10,800	\$800	\$400
Importance Code B	\$30,100	\$47,700	\$1,700	\$4,600
Importance Code C	\$400			
Total	\$54,500	\$58,500	\$2,500	\$5,000



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

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$67,400	LIFE	**	5	\$8,300	
<i>Efflorescence, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 20%</i>								
<i>Location : North Facade</i>								
Metal Panel	30%			2050	**	5-10	\$28,400	
Window Wall	10%			2050	**	5	\$5,200	
Windows								
Aluminum	98%			2046	**	5	\$800	
Metal Louvers	2%	Now	\$500	2045	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Roof								
Modified Bitumen	100%	4+	\$23,100	2035	**			
<i>Blisters, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Restrooms, Children Room</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Carpet	70%	2-4	\$26,700	2029	\$133,300	3	\$11,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Library Area</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2039	**	5	\$500	
Vinyl Tile	20%			2035	**	3	\$800	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$800	
Concrete Masonry Unit	95%			LIFE	**	5	\$6,000	
Ceilings								
AcousTileConcealSpLn	25%			2035	**	5	\$3,400	
AcousTileSusp.Lay-In	70%	4+	\$2,500	2035	**	5	\$3,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Restrooms Teens Reading Area</i>								
Exposed Struc: Steel	5%			LIFE	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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

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

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

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2043		**		
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
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Raceway

Conduit	90%			2030	\$32,800	1		
Conduit	10%			2050	**	1		

Panelboards

Fused Disc Sw	5%			2029	\$1,000	5		
Molded Case Bkrs	80%			2029	\$15,800	5	\$200	
Molded Case Bkrs	15%			2046	**	5		

Wiring

Thermoplastic	85%			2030	\$28,000	1		
Thermoplastic	15%			2050	**	1		

Motor Controllers

Locally Mounted	100%			2028	\$23,700	5		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	100%			2025	\$80,300	10	\$6,700	
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T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout The Building

Egress Lighting

Emergency, Battery	45%			2035	**	10	\$800	
Exit, Service	55%			2035	**	1		

Exterior Lighting

HID	100%			2025	\$33,600	10		
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Alarm

Security System

No Component	70%							
Generic	30%			2025	\$4,100	1	\$800	

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm Only, Motion Sensors*

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

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$1,300

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2028

\$76,400

1

\$3,600

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

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$400

Terminal Devices

Air Handler

70%

2030

\$94,700

1

\$3,100

Convactor/Radiator

30%

2028

\$17,600

1

\$700

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

90%

2035

* *

2

\$400

*R-22 Refrigerant, Extent : Light, Area Affected : 90%**Location : 1 Unit On Roof*

Split Unit

10%

2035

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Unit. R-410a*

Terminal Devices

Fan Coil - 2 Pipe

10%

2035

* *

1

\$200

No Component

90%

Heat Rejection

Dry Cooler

10%

2035

* *

2

\$500

No Component

90%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,000

Exhaust Fans

Interior

50%

2030

\$15,900

2

\$100

Roof

50%

2035

* *

2

\$100

Plumbing

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

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QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping Brass/Copper	100%			2040	* *	1		
	Water Heater With Tanks Gas Fired	100%			2029	\$16,900	2		
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : RICHMOND HILL BRANCH LIBRARY
Address : 118-14 HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : RI
Program / Asset # : QPL0R49.000 / 13309 **Yr Built/Renovated** : 1905 / 2001
Area Sq Ft : 13,193 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 10-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 9264 **Lot** : 56 **BIN** : 4193458

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$509,800	
Interior Architecture	\$113,500	
Mechanical	\$57,300	\$325,500
Site Enclosure	\$345,800	
Total	\$1,026,400	\$325,500
Importance Code A	\$509,800	\$113,900
Importance Code B	\$170,900	\$211,600
Importance Code C	\$345,800	
Total	\$1,026,400	\$325,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$18,200		\$17,100	
Interior Architecture	\$109,500			\$3,300
Electrical	\$17,400	\$1,300	\$1,200	\$900
Mechanical	\$1,800	\$1,900	\$35,200	\$1,900
Site Enclosure	\$41,300			
Site Pavements	\$6,400			
Total	\$194,600	\$3,200	\$53,600	\$6,100
Importance Code A	\$19,500	\$1,300	\$18,600	\$1,300
Importance Code B	\$93,000	\$1,900	\$35,000	\$4,800
Importance Code C	\$82,100			
Total	\$194,600	\$3,200	\$53,600	\$6,100



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
RICHMOND HILL BRANCH LIBRARY
Asset # : 13309

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$13,300	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney Crown And Band</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Window Openings And Chimney Crown</i>								
Masonry: Brick	80%	Now	\$221,000	LIFE	**	5	\$13,500	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Above And Below Crown Molding At Dunnage</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade Of Main Building</i>								
Masonry: Limestone	10%	Now	\$59,400	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade At Main Building Base And Crown</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Base</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : All Facades At Base, Door Lintel In Rear And Throughout Crown</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Crown Molding</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above And Below Basement Window At South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade At Of Main Building At Base And Crown</i>								
Stucco Cement	5%			2036	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade At Base</i>								
<i>Explanation : Stucco</i>								
Windows								
Aluminum	100%	Now	\$229,300	2056	**	5	\$2,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
Parapets								
Metal Rail	10%			2036	**	5-10	\$6,000	
No Component	90%							

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	30%	Now	\$2,800	2059		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Leaf Guards At Gutters</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Copper</i>								
Modified Bitumen	70%			2036		**	10	\$12,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Replaced In 2011</i>								
<i>Explanation : All Roofs</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$2,100	LIFE		**	5	\$1,800
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Steps From First Floor At Lefferts Boulevard</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Below Steps From First Floor At Lefferts Boulevard</i>								
Interior								
Floors								
Carpet	15%			2030	\$51,900		3	\$5,900
Cast in Place Concrete	5%			LIFE		**	5	\$2,200
Ceramic Tile	5%	Now	\$22,100	2046		**	5	\$500
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Public And Staff Bathrooms</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Public And Staff Bathrooms</i>								
Vinyl Tile	70%	Now	\$113,500	2041		**	3	\$5,200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement First Floor And Mezzanine</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Entrance Foyer</i>								
Vinyl Tile 9" X 9"	5%	0-2	\$8,600	2041		**	3	\$400
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	2-4	\$900	2040	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Public And Staff Bathrooms On First Floor</i>								
Ceramic Tile	2%	Now	\$1,200	2034	**	5	\$100	
<i>Adhesion Failure, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Bathroom</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Bathroom</i>								
Gypsum Board	5%	Now	\$100	LIFE	**	5	\$300	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base Of Basement Foyer</i>								
Gypsum Board	25%			LIFE	**	5	\$1,600	
Plaster	65%	Now	\$33,100	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Base And At Window Openings</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	35%			2044	**	5	\$6,900	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Plaster	65%	Now	\$38,700	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%	Now	\$1,400	2036	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Front Stair Railing</i>								
Iron Picket	85%	Now	\$39,100	2051	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Base Connection Throughout</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North East Corner At Hillside And Lefferts</i>								

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

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

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

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

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

Site Enclosure

Free Standing Walls
Masonry: Brick

100% Now \$345,800 2061 * *
Broken/Missing Elements, Extent : Severe, Area Affected : 5%
Location : Perimeter Property Wall
Cracking/Crumbling, Extent : Severe, Area Affected : 20%
Location : Perimeter Property Wall
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%
Location : Perimeter Property Wall
Other Observation, Extent : Severe, Area Affected : 15%
Location : Perimeter Property Wall
Explanation : Southwest Walls Are Tilting

Retaining Walls

Cast in Place Concrete

100% Now \$800 2066 * *
Broken/Missing Elements, Extent : Severe, Area Affected : 5%
Location : Driveway Ramp
Cracking/Crumbling, Extent : Severe, Area Affected : 10%
Location : Steps To Basement, Retaining Wall At Driveway
Loose/Delam Surface, Extent : Severe, Area Affected : 20%
Location : Front Entry Ramp At Cheek Walls
Spalling, Extent : Severe, Area Affected : 50%
Location : Front Entry Ramp At Cheek Walls

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2044 * *

On-Site Walkways

Cast in Place Concrete

100% 0-2 \$5,300 2036 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%
Location : Throughout

Parking/Driveway

Cast in Place Concrete

100% 2-4 \$1,100 2036 * *
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%
Location : Towards Building

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2031 \$43,000 5 \$300
Other Observation, Extent : Light, Area Affected : 100%
Location : Electrical Room
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.

Switchgear / Switchboard

Molded Case Bkrs

100% 2031 \$43,000 5 \$300

Raceway

Conduit

100% 2031 \$36,500 1

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2030	\$1,000	5		
Molded Case Bkrs	95%			2030	\$18,800	5	\$300	
Wiring								
Braided Cloth	50%	2-4	\$16,500	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2031	\$16,500	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
LED	100%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$1,600	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	20%			2039	**	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2039	**	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2031	\$33,700	1-3	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Steam Boiler	100%			2029	\$113,900	1	\$13,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Distribution								
Steam Piping/Pump	100%			2031	\$104,700			

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2029	\$106,900	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	40%			2026	\$57,300	2	\$300	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Exterior Pkg Unit - Cooling	60%			2039	**	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : R-410a</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,400	
Exhaust Fans								
Roof	50%			2026	\$12,700	2	\$200	
Roof	50%			2039	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$2,600	4	\$300	
Fixtures								
Generic	100%							

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : RIDGEWOOD BRANCH LIBRARY
Address : 20-12 MADISON ST. @ FAIRVIEW AVE
Borough : QUEENS **Agency's Number** : RW
Program / Asset # : QPLOR50.000 / 13310 **Yr Built/Renovated** : 1928 / 2005
Area Sq Ft : 13,732 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 15-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3491 **Lot** : 1 **BIN** : 4083512

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$143,400	
Electrical		\$151,900
Mechanical		\$205,800
Total	\$143,400	\$357,700
Importance Code A	\$143,400	
Importance Code B		\$357,700
Total	\$143,400	\$357,700

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$2,900		
Interior Architecture		\$15,800		\$3,100
Electrical	\$400	\$600	\$500	\$700
Mechanical	\$2,400	\$2,300	\$4,000	\$2,100
Site Pavements	\$37,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$43,800	\$25,600	\$8,500	\$9,900
Importance Code A	\$1,000	\$3,900	\$1,000	\$1,000
Importance Code B	\$42,800	\$21,500	\$7,400	\$8,800
Importance Code C		\$100		
Total	\$43,800	\$25,600	\$8,500	\$9,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%	Now	\$70,500	LIFE	**	5	\$34,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Brick	80%	Now	\$72,900	LIFE	**	5	\$17,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Aluminum	100%			2040	**	5	\$5,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,000	
Masonry: Brick	90%			LIFE	**	5	\$7,000	
Roof								
Modified Bitumen	100%			2040	**	10	\$17,900	
Interior								
Floors								
Carpet	55%			2031	\$198,100	3	\$17,000	
Ceramic Tile	35%			2045	**	5	\$7,200	
Vinyl Tile	10%			2037	**	3	\$800	
Interior Walls								
Ceramic Tile	2%			2035	**	5	\$200	
Glass: Single Pane	3%			LIFE	**	5	\$200	
Gypsum Board	15%			LIFE	**	5	\$900	
Plaster	80%			LIFE	**	5	\$2,300	
Ceilings								
AcousTile,Adhered	30%			2037	**	5	\$6,200	
AcousTileSusp.Lay-In	60%			2045	**	5	\$12,400	
Plaster	10%			LIFE	**	5	\$1,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Retaining Walls								
Masonry: Brick	100%			2042	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$37,000	2049	**			
<i>Tripping Hazard, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Tree Roots Area</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2037	**			
Activity Yard								
Pavers/Stone	100%			2035	**			

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2042	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 800 Amperes</i>							
Fused Disc Sw	10%			2042	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 200 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$400	
Raceway								
Conduit	100%			2042	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$300	
Wiring								
Thermoplastic	100%			2042	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	70%			2032	\$106,300	10	\$8,800	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2032	\$15,200	10	\$1,300	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Lighting</i>							
Fluorescent	20%			2032	\$30,400	10	\$2,500	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Battery	50%			2032	\$11,400	10	\$1,700	
Exit, LED	45%			2060	**	1		
Exit, Service	5%			2032	\$200	1		
Exterior Lighting								
HID	30%			2032	\$19,000	10		
No Component	70%							
Alarm								

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

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

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

Alarm

Security System

No Component

60%

Generic

40%

2032

\$10,200

1

\$2,100

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$10,500

1-3

\$2,500

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Furnace

50%

2037

* *

1

\$3,400

*Other Observation, Extent : Light, Area Affected : 50%**Location : Roof**Explanation : 3 Rooftop Package Units*

Steam Boiler

50%

2045

* *

1

\$6,800

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

Distribution

Ductwork/Diffusers

60%

LIFE

* *

2-5

\$4,600

Central Plant Steam

40%

2052

* *

4

\$400

Piping/Pmp

Terminal Devices

Air Handler

60%

2032

\$153,600

1

\$5,100

*Other Observation, Extent : N/A, Area Affected : 30%**Location : One Unit At First Floor**Explanation : Air Handler Unit*

Convactor/Radiator

40%

2045

* *

1

\$1,800

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

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

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

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	20%			2032	\$40,200	1	\$1,300	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Refrigerant: R-22</i>								
Ext Pkg Unit - Heating/Cooling	80%			2037	**	2	\$700	
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Package Units. R-410a Refrigerant</i>								
Terminal Devices								
Air Handler/Dir Expansion	20%			2032	\$52,200	1		
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2032	\$12,500	2	\$1,900	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,700	
Exhaust Fans								
Roof	100%			2037	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2052	**	1		
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2037	**	4	\$400	
Backflow Preventer								
Generic	100%			2037	**	1	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Located Outside</i>								
<i>Explanation : Reduced Pressure Zone (RPZ) Device</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : ROCHDALE VILLAGE BRANCH LIBRARY
Address : 169-09 137TH AVE.
Borough : QUEENS **Agency's Number** : RO
Program / Asset # : QPLOR51.000 / 13311 **Yr Built/Renovated** : 1969 / 2008
Area Sq Ft : 10,097 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 28-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 12495 **Lot** : 175 **BIN** : 4270057

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$82,200	
Interior Architecture	\$52,200	
Mechanical	\$88,600	\$303,400
Total	\$222,900	\$303,400
Importance Code A	\$82,200	
Importance Code B	\$88,600	\$303,400
Importance Code C	\$52,200	
Total	\$222,900	\$303,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$98,300		\$1,300	\$100
Interior Architecture	\$32,300	\$300		\$5,300
Electrical	\$17,700	\$1,000	\$13,300	\$1,200
Mechanical	\$4,200	\$2,100	\$33,300	\$2,100
Site Enclosure	\$10,200			
Site Pavements	\$5,000			
Total	\$167,700	\$3,400	\$47,900	\$8,700
Importance Code A	\$98,800	\$500	\$1,800	\$600
Importance Code B	\$51,800	\$2,700	\$46,100	\$8,100
Importance Code C	\$17,000	\$300		
Total	\$167,700	\$3,400	\$47,900	\$8,700



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

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$82,200	LIFE	**	5	\$13,900	
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Northwest Corner</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner, Northeast Facade And Southeast Facade</i>								
Weathering Steel	10%			LIFE	**	1		
Window Wall	6%	Now	\$31,300	2061	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade Window Wall Interior</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Interior And Exterior</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Window Wall	4%			2051	**	5	\$2,600	
Windows								
Aluminum	88%			2039	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Aluminum	10%			2047	**	5	\$100	
Metal Louvers	2%			2034	**	10	\$200	
Parapets								
Cast in Place Concrete	12%			LIFE	**	5	\$900	
Weathering Steel	3%			LIFE	**	1		
No Component	85%							
Roof								
IRMA/Protected Membrane	15%	Now	\$22,300	2036	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Perimeter Of Parapet, Skylight And Hatch</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Roof Joint And Hatch</i>								
Modified Bitumen	75%	0-2	\$25,800	2036	**			
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof At Flat Areas Along Perimeter</i>								
Skylight, Metal/Glass	10%			2051	**	10	\$10,600	
Soffits								
Aluminum Sunshades	10%			2040	**	10	\$2,100	
Cast in Place Concrete	90%	0-2	\$18,100	LIFE	**	5	\$15,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facades</i>								

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.

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

QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	65%			2030	\$172,200	3	\$19,600	
Cast in Place Concrete	10%	4+	\$2,500	LIFE	**	5	\$3,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Rooms</i>								
Ceramic Tile	5%	0-2	\$800	2040	**	5	\$400	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Public Bathroom</i>								
Vinyl Tile	20%	Now	\$1,700	2036	**	3	\$1,100	
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Lobby</i>								
Interior Walls								
Ceramic Tile	3%			2040	**	5	\$500	
Concrete Masonry Unit	65%	Now	\$52,200	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Meeting Room At Northwest Corner At Pipe Penetration</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Lounge, Meeting Room, Office At North Facade</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Staff Lounge</i>								
Glass: Single Pane	5%			LIFE	**	5	\$600	
Gypsum Board	25%			LIFE	**	5	\$2,600	
Masonry: Brick	2%	4+	\$1,900	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade Brick At Window Wall Locations</i>								

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QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	65%	Now	\$15,700	2044	**	5	\$6,100	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Library Space</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Library Space</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Library Space</i>								
Exposed Struc: Concrete	10%	4+	\$4,500	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : New Wing</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : New Wing</i>								
Exposed Struc: Concrete	3%			LIFE	**	5	\$100	
Exposed Struc: Wood	20%			LIFE	**			
Gypsum Board	2%	Now	\$300	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : New Wing</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : New Wing</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	\$10,200	2041	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : 137th Avenue</i>								
Iron Picket	25%			2051	**			
Free Standing Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
On-Site Walkways								
Asphalt	85%	Now	\$5,000	2040	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Next To Trees On 137th Avenue</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 137th Avenue</i>								
<i>Explanation : Asphalt Pavers</i>								
Cast in Place Concrete	15%			2044	**			
Parking/Driveway								
Asphalt	100%			2040	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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Estimates are rounded to the nearest hundred dollars.

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QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	**	5	\$300	
Raceway								
Conduit	70%			2031	\$25,500	1		
Conduit	30%			2051	**	1		
Panelboards								
Molded Case Bkrs	50%			2030	\$9,900	5	\$100	
Molded Case Bkrs	50%			2047	**	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$16,500	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Thermoplastic	50%			2051	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$47,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	28%			2036	**	10	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adult Learning Center</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	2%			2036	**	10	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
LED	70%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,200	
Exit, LED	25%			2059	**	1		
Exit, Service	25%			2036	**	1		

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QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	20%			2026	\$8,000	10	\$200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Outside Perimeter</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
Incandescent	10%			2031	\$5,400	2		
No Component	70%							
Alarm								
Security System Generic	100%			2036	**	1	\$3,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>							
Fire/Smoke Detection Generic, Analog	100%			2036	**	1-3	\$6,400	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2051	**	1		
Conversion Equipment Hot Water Boiler	100%			2044	**	1	\$5,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : 1 Unit</i>							
Distribution Hot Wtr Piping/Pump	100%	0-2	\$1,100	2039	**	4	\$500	
	<i>Broken, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 1st Floor Boiler Room</i>							
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Control Valve Behind The Boiler</i>							
Terminal Devices Air Handler	100%			2031	\$188,300	1	\$6,200	
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		

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QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2026	\$88,600	1	\$2,800
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room</i>								
	Split Unit	40%			2039	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Back Yard</i>								
<i>Explanation : 3 Units. R-410a</i>								
Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2	\$10,500
	No Component	20%						
Terminal Devices								
	Air Handler/Dir Expansion	60%			2031	\$115,100	1	
	Fan Coil - 2 Pipe	40%			2039	**	1	\$1,300
Heat Rejection								
	Air Cooled Condenser Unit	40%			2039	**	2	\$2,800
	Dry Cooler	60%			2026	\$27,500	2	\$4,200
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600
Exhaust Fans								
	Interior	80%			2031	\$35,500	2	\$200
	Roof	20%	0-2	\$800	2031	\$3,900	2	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2041	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 50 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

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Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Address : 144-20 243RD STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : QPLOT65.000 / 15208 **Yr Built/Renovated** : 1962 /
Area Sq Ft : 5,400 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 19-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 13549 **Lot** : 7 **BIN** : 4287999

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$285,100	
Interior Architecture	\$122,900	\$81,800
Total	\$408,000	\$81,800
Importance Code A	\$285,100	
Importance Code B	\$122,900	\$81,800
Total	\$408,000	\$81,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$29,400			
Interior Architecture	\$22,300		\$2,800	\$1,400
Electrical	\$1,200	\$600	\$600	\$500
Mechanical	\$3,200	\$700	\$1,900	\$700
Site Enclosure	\$47,500			
Total	\$103,600	\$1,300	\$5,300	\$2,600
Importance Code A	\$30,000	\$500	\$500	\$500
Importance Code B	\$14,100	\$800	\$4,800	\$1,900
Importance Code C	\$59,500			\$100
Total	\$103,600	\$1,300	\$5,300	\$2,600



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QUEENS PUBLIC LIBRARY - 039
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	5%			2053	**	10	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Mechanical Enclosure</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$2,600	
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
Masonry: Brick	75%	4+	\$64,100	LIFE	**	5	\$7,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Section Of Facade On 145th Avenue</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows On 145th Avenue Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Foundation Wall Into Basement</i>								
Windows								
Aluminum	90%	Now	\$108,200	2058	**	5	\$1,100	
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Side Facade On 145th Avenue</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Side Facade On 145th Avenue</i>								
<i>Explanation : Thermally Inefficient</i>								
Steel	10%	Now	\$19,000	2058	**	5	\$1,600	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5-10	\$2,000	
Masonry: Brick	95%			LIFE	**	5-10	\$9,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
<i>Explanation : Roof Side Covered With Roofing Membrane</i>								
Roof								
Roll Roofing	100%	Now	\$112,800	2035	**	5	\$14,600	
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Into Library Area And Offices</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Soffits								
Alum/Vinyl Siding	100%			2043	**	10		

Interior

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QUEENS PUBLIC LIBRARY - 039
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$4,100	
Ceramic Tile	5%			2042	**	5	\$500	
Vinyl Tile	80%	Now	\$122,900	2038	**	3	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, 1st Floor Library Area</i>								
<i>Loose Units, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Vinyl Tile 9" X 9"	5%			2028	\$81,800	3	\$200	
Interior Walls								
Ceramic Tile	2%			2042	**	5	\$300	
Concrete Masonry Unit	38%			LIFE	**	5	\$4,500	
Gypsum Board	60%			LIFE	**	5-10	\$15,000	
Ceilings								
AcousTileSusp.Lay-In	60%			2046	**	5	\$5,600	
Gypsum Board	40%			LIFE	**	5-10	\$12,900	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$47,500	2063	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Rear Yard Entrance On 145th Avenue</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 145th Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2068	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2059	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office Area. First Floor</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Raceway								
Conduit	80%			2059	**	1		
Conduit	20%			2033	\$7,300	1		

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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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QUEENS PUBLIC LIBRARY - 039
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	4%			2055	**	5		
Fused Disc Sw	1%			2032	\$200	5		
Molded Case Bkrs	95%			2055	**	5	\$100	
Wiring								
Thermoplastic	90%			2053	**	1		
Thermoplastic	10%			2033	\$3,300	1		
Motor Controllers								
Locally Mounted	100%			2050	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	10%			2028	\$6,000	10	\$500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	90%			2041	**			
Exterior Lighting								
LED	20%			2041	**			
No Component	80%							
Alarm								
Security System								
Generic	50%			2041	**	1	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Generic	50%			2041	**	1	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Area, Recreation Room, And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2041	**	1-3	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Smoke Detectors, Alarm Bell, Manual Pull Box, And Fire Alarm Panel</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$5,400	

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QUEENS PUBLIC LIBRARY - 039
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating							
Distribution							
Steam Piping/Pump	80%		2053	**			
No Component	20%						
Air Conditioning							
Energy Source							
Electricity	100%		2049	**	1		
Conversion Equipment							
Ext Pkg Unit - Heating/Cooling	95%		2038	**	2	\$300	
Window/Wall Unit	5%		2031	\$1,000	1		
Heat Rejection							
Air Cooled Condenser Unit	100%		2038	**	2	\$3,800	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2-5	\$4,800	
Exhaust Fans							
Interior	60%		2038	**	2	\$100	
Roof	40%		2038	**	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	80%		2053	**	1		
Galvanized Steel	20%		2046	**	1		
Water Heater With Tanks							
Gas Fired	100%		2031	\$16,900	2		
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2053	**	1-2	\$1,500	

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : SAINT ALBANS BRANCH LIBRARY
Address : 191-05 LINDEN BLVD.
Borough : QUEENS **Agency's Number** : 53
Program / Asset # : QPLOS53.000 / 13312 **Yr Built/Renovated** : 1969 / 2004
Area Sq Ft : 7,062 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 03-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 11062 **Lot** : 24 **BIN** : 4238275

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$43,500	\$3,800	\$900	
Interior Architecture	\$600	\$3,700	\$300	
Electrical	\$30,300	\$10,800	\$700	\$600
Mechanical	\$400	\$1,100	\$1,000	\$1,100
Total	\$74,900	\$19,400	\$2,800	\$1,700
Importance Code A	\$43,500	\$4,400	\$900	\$700
Importance Code B	\$30,800	\$15,000	\$2,000	\$1,000
Importance Code C	\$600			
Total	\$74,900	\$19,400	\$2,800	\$1,700



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

QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	4+	\$43,500	LIFE	**	5	\$10,700	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : All Facades And Below Window Sills</i>								
Metal Panel	5%			2050	**	5-10	\$4,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Window Wall	10%			2050	**	5	\$5,000	
Windows								
Aluminum	100%			2046	**	5	\$1,700	
Roof								
Under Construction	100%							
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	70%			2031	\$129,700	3	\$11,100	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Mosaic Tile	5%			2043	**	5	\$1,300	
Vinyl Tile	20%			2038	**	3	\$800	
Interior Walls								
Ceramic Tile	5%			2039	**	5	\$1,100	
Concrete Masonry Unit	75%			LIFE	**	5	\$6,700	
Gypsum Board	20%			LIFE	**	5	\$2,700	
Ceilings								
AcousTileConcealSpLn	90%			2043	**	5	\$11,900	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Gypsum Board	10%			LIFE	**	5	\$1,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2043	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2050	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	

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

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

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

QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2030	\$32,800	1		
Conduit	10%			2050	**	1		
Panelboards								
Molded Case Bkrs	90%			2029	\$17,800	5	\$200	
Molded Case Bkrs	10%			2046	**	5		
Wiring								
Braided Cloth	90%	2-4	\$29,700	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	10%			2050	**	1		
Motor Controllers								
Variable Frequency Drive	100%			2043	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	5%			2035	**	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
LED	95%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2030	\$5,900	10	\$900	
Exit, Service	50%			2030	\$1,200	1		
Exterior Lighting								
HID	30%			2025	\$9,800	10		
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2035	**	1	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Front Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$4,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights And Horns</i>								

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

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

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

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

QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Radiant Heater	100%			2035	**	2	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 4 Gas Fired Hot Water Heaters Mounted On Side Of Air Handler</i>								
Terminal Devices								
Air Handler	100%			2035	**	1	\$4,400	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Not Accessible	100%							
<i>Other Observation, Extent : Light, Area Affected : 0%</i>								
<i>Location : Roof</i>								
<i>Explanation : Not Accessible To The Roof Due To Construction In Progress.</i>								
Distribution								
Not Accessible	100%							
Terminal Devices								
Air Handler/Dir Expansion	100%			2035	**	1		
Heat Rejection								
Not Accessible	100%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900	
Exhaust Fans								
Interior	50%			2035	**	2	\$100	
Not Accessible	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater With Tanks								
Gas Fired	100%			2028		2	\$16,900	
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : SEASIDE BRANCH LIBRARY
Address : 116-15 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : SE
Program / Asset # : QPL0S54.000 / 13313 **Yr Built/Renovated** : 1980 / 2001
Area Sq Ft : 7,260 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 13-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16226 **Lot** : 1 **BIN** : 4304786

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture		\$59,500
Electrical		\$78,700
Total		\$138,200
Importance Code B		\$138,200
Total		\$138,200

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$22,200		\$25,800	
Interior Architecture	\$9,500			\$4,100
Electrical	\$800	\$800	\$900	\$800
Mechanical	\$2,600	\$1,600	\$26,600	\$1,800
Site Enclosure	\$1,700			
Site Pavements	\$2,100			
Total	\$39,000	\$2,400	\$53,300	\$6,700
Importance Code A	\$22,600	\$400	\$26,200	\$400
Importance Code B	\$12,900	\$2,000	\$27,100	\$6,300
Importance Code C	\$3,500			
Total	\$39,000	\$2,400	\$53,300	\$6,700



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

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	\$2,100	LIFE	**	5	\$8,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Panel Over Window At Front Facade</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : Panels Over And Below Windows And Base Perimeter</i>								
Concrete Masonry Unit	85%	4+	\$20,100	LIFE	**	5	\$9,500	
<i>Vegetation Growth, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Below Front Facade Window Sill</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Exterior Facades</i>								
<i>Explanation : Split Face Exposed Aggregate Concrete Masonry Block</i>								
Window Wall	5%			2041	**	5	\$3,300	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5	\$1,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Facing Parapet</i>								
<i>Explanation : Split Face Exposed Aggregate Concrete Masonry Block</i>								
Metal Panel	50%			2041	**	5	\$4,700	
No Component	10%							
Roof								
Modified Bitumen	100%			2036	**	10	\$21,700	
Interior								
Floors								
Carpet	70%			2030	\$133,300	3	\$15,200	
Cast in Place Concrete	5%	Now	\$2,300	LIFE	**	5	\$1,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Rebars Are Exposed On Floor</i>								
Ceramic Tile	5%			2034	**	5	\$500	
Vinyl Tile	20%	2-4	\$3,000	2031	\$59,500	3	\$800	
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Staff Office And Break Room</i>								
Interior Walls								
Ceramic Tile	5%			2034	**	5	\$300	
Concrete Masonry Unit	75%			LIFE	**	5	\$1,700	
Gypsum Board	20%			LIFE	**	5	\$700	
Ceilings								
AcousTileSusp.Lay-In	90%			2048	**	5	\$9,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2051		**		
Iron Picket	15%	Now	\$1,200	2051		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate At Beach 117th Street</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gate At Beach 117th Street</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$500	2051		**		
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044		**		
On-Site Walkways								
Cast in Place Concrete	25%	2-4	\$2,100	2036		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
Cast in Place Concrete	75%			2036		**		

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Raceway								
Conduit	80%			2031	\$29,200	1		
Conduit	20%			2057	**	1		
Panelboards								
Molded Case Bkrs	80%			2030	\$15,800	5	\$200	
Molded Case Bkrs	20%			2053	**	5		
Wiring								
Thermoplastic	80%			2031	\$26,400	1		
Thermoplastic	20%			2057	**	1		
Motor Controllers								
Locally Mounted	80%			2036	**	5		
Locally Mounted	20%			2029	\$4,700	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
SEASIDE BRANCH LIBRARY
Asset # : 13313

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting Fluorescent	98%			2031	\$78,700	10	\$6,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	2%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$900	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	30%			2031	\$10,100	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2031	\$13,500	1	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$4,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$3,600	
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$400	
Terminal Devices								
Air Handler	100%			2036	**	1	\$4,500	
Air Conditioning								
Energy Source Electricity	100%			2047	**	1		

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

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2036	**	1	\$3,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : 1 Unit. Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2036	**	1	\$4,500	
Heat Rejection								
Dry Cooler	100%			2036	**	2	\$5,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans								
Interior	70%			2036	**	2	\$200	
Roof	30%			2031	\$4,200	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Electric	100%			2026	\$23,400	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Mechanical Room</i> <i>Explanation : One 30 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : SOUTH HOLLIS BRANCH LIBRARY
Address : 204-01 HOLLIS AVE.
Borough : QUEENS **Agency's Number** : SH
Program / Asset # : QPL0S55.000 / 13314 **Yr Built/Renovated** : 1974 / 2008
Area Sq Ft : 6,330 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10907 **Lot** : 30 **BIN** : 4442263

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$93,300	
Interior Architecture		\$90,800
Mechanical		\$332,300
Total	\$93,300	\$423,100
Importance Code A	\$93,300	
Importance Code B		\$423,100
Total	\$93,300	\$423,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$73,100			
Interior Architecture	\$11,200	\$600	\$2,400	\$400
Electrical	\$700	\$600	\$6,800	\$700
Mechanical	\$1,700	\$2,300	\$1,900	\$2,400
Total	\$86,700	\$3,500	\$11,100	\$3,600
Importance Code A	\$73,400	\$300	\$400	\$300
Importance Code B	\$11,000	\$2,800	\$10,700	\$3,200
Importance Code C	\$2,200	\$300		
Total	\$86,700	\$3,500	\$11,100	\$3,600



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

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%	Now	\$93,300	LIFE	**	5	\$10,800	
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Steel Window Lintels Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : North, West And South Facades Mortar Has Eroded Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Steel Lintels At West Facade</i>								
Metal Sect. OHD	5%			2044	**	5	\$2,000	
Window Wall	10%	Now	\$15,300	2041	**	5	\$2,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	100%	Now	\$33,900	2056	**	5	\$400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Exterior Of East Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Roof								
Modified Bitumen	100%	Now	\$20,500	2039	**			1
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Partywall At East Facade At Building Joint</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Above Kitchen Area</i>								
<i>Explanation : Soft Spot On Roof. Missing Or Damaged Subsurface.</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$2,400	LIFE	**	5	\$2,000	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance</i>								
Interior								
Floors								
Carpet	50%			2032		3	\$7,100	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Cast in Place Concrete	10%	4+	\$1,600	LIFE	**	5	\$2,100	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2040	**	5	\$500	
Vinyl Tile	35%	2-4	\$4,500	2031		3	\$1,200	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entry</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Behind Librarian Desk</i>								

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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

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

Interior

Interior Walls

Ceramic Tile	5%			2040	**	5	\$700	
Concrete Masonry Unit	30%			LIFE	**	5	\$1,600	
Glass: Single Pane	5%			LIFE	**	5	\$500	
Gypsum Board	60%	Now	\$2,200	LIFE	**	5	\$4,800	

Broken/Missing Elements, Extent : Severe, Area Affected : 5%

Location : Missing Baseboards At South And West Walls

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

Location : Cracks At Interior Glass Wall And East Wall In Childrens Area

Ceilings

AcousTileSusp.Lay-In	90%	4+	\$2,800	2044	**	5	\$4,300	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Kitchen</i>								

Exposed Struc: Concrete	10%			LIFE	**	5	\$100	
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2044	**			
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Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
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Raceway

Conduit	80%			2031	\$29,200	1		
Conduit	20%			2051	**	1		

Panelboards

Molded Case Bkrs	80%			2047	**	5	\$100	
Molded Case Bkrs	20%			2030	\$4,000	5		

Wiring

Thermoplastic	20%			2031	\$6,600	1		
Thermoplastic	80%			2051	**	1		

Motor Controllers

Locally Mounted	50%			2036	**	5		
Variable Frequency Drive	50%			2048	**			

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
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting Fluorescent	10%			2036	**	10	\$600	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : Compact Fluorescent Lights</i>					
Fluorescent	90%			2036	**	10	\$5,200	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-5 Lamps</i>					
Egress Lighting								
Emergency, Battery	20%			2036	**	10	\$300	
Exit, LED	80%			2059	**	1		
Alarm								
Security System								
No Component Generic	20%			2036	**	1	\$1,900	
	80%							
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas, Outside Perimeter</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$4,000	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2044	**	1	\$3,100	
Distribution								
Hot Wtr Piping/Pump	100%	0-2	\$300	2039	**	4	\$300	
			<i>Not Insulated, Extent : Moderate, Area Affected : 30%</i>					
			<i>Location : Basement</i>					
Terminal Devices								
Air Handler	100%			2031	\$118,000	1	\$3,900	
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		

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

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2031	\$92,500	1	\$2,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$121,700	1	\$3,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	\$18,200	2	\$4,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
Exhaust Fans								
Interior	80%			2031	\$22,300	2	\$200	
Roof	20%			2031	\$2,400	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2051	**	1		
Water Heater With Tanks								
Gas Fired	100%			2031	\$16,900	2		
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i> <i>Location : Boiler Room</i> <i>Other Observation, Extent : Light, Area Affected : 100%</i> <i>Location : Basement</i> <i>Explanation : 30 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2031	\$1,300	4	\$100	
Backflow Preventer								
Generic	100%			2036	**	1	\$400	
Fixtures								
Generic	100%							

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

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 : 26-Nov-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10171 **Lot** : 8 **BIN** : 4000000

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Mechanical		\$279,100
Total		\$279,100
Importance Code B		\$279,100
Total		\$279,100

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$500		\$19,900	\$2,300
Interior Architecture	\$11,500	\$4,400		\$2,800
Electrical	\$400	\$300	\$10,100	\$500
Mechanical	\$8,100	\$2,200	\$5,300	\$2,700
Site Enclosure	\$1,200			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$25,600	\$10,800	\$39,300	\$12,200
Importance Code A	\$1,200	\$700	\$20,700	\$3,000
Importance Code B	\$23,200	\$9,800	\$18,600	\$9,300
Importance Code C	\$1,200	\$300		
Total	\$25,600	\$10,800	\$39,300	\$12,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$9,400	
Metal Coiling Doors	2%			2044	**	5	\$1,000	
Pre-Cast Concrete	30%			LIFE	**	5	\$15,200	
Window Wall	8%			2051	**	5	\$4,700	
Windows								
Aluminum	95%			2047	**	5	\$4,500	
Metal Louvers	5%			2040	**	10	\$1,500	
Parapets								
Concrete Masonry Unit	75%			LIFE	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Covered With Roof Membrane</i>								
Metal Panel	25%			2051	**	5	\$800	
Roof								
Modified Bitumen	85%			2036	**	10	\$17,200	
Skylight, Metal/Glass	5%			2051	**	10	\$3,400	
Sloped Glazing	10%			LIFE	**	5	\$27,000	
Soffits								
Alum/Vinyl Siding	100%			2051	**	10		
Interior								
Floors								
Carpet	25%			2030	\$95,200	3	\$10,900	
Cast in Place Concrete	35%			LIFE	**	5	\$16,600	
Ceramic Tile	38%			2040	**	5	\$8,300	
Vinyl Tile	2%			2036	**	3	\$200	
Interior Walls								
Ceramic Tile	5%			2040	**	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%			2044	**	5	\$17,400	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$4,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$1,200	2066	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Side Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			

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Estimates are rounded to the nearest hundred dollars.

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

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

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

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2051	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Electrical Room Basement</i>					
		<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>					
Switchgear / Switchboard							
Fused Disc Sw	100%		2051	**	5	\$100	
Raceway							
Conduit	100%		2051	**	1		
Panelboards							
Fused Disc Sw	5%		2047	**	5		
Molded Case Bkrs	95%		2047	**	5	\$400	
Wiring							
Thermoplastic	100%		2051	**	1		
Motor Controllers							
Locally Mounted	100%		2044	**	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	**	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	55%		2036	**	10	\$7,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout The Building</i>					
		<i>Explanation : T-8 Lamps</i>					
Fluorescent	5%		2036	**	10	\$700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement And First Floor</i>					
LED	40%		2039	**			
Egress Lighting							
Emergency, Battery	50%		2036	**	10	\$1,800	
Exit, LED	50%		2059	**	1		
Exterior Lighting							
HID	30%		2036	**	10		
No Component	70%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2036	**	1	\$1,100	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2036	**	1-3	\$1,800	

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Furnace	100%			2036	**	1	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three Units</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2047	**	4	\$600	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2036	**	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Unit</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$279,100	1	\$9,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,100	
Exhaust Fans								
Roof	100%			2036	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2057	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$5,100	LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Occasional Flooding</i>								
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$500	
Sewage Ejector(s)								
Electric	100%			2036	**	4	\$900	
Backflow Preventer								
No Component	40%							
Generic	60%			2036	**	1	\$500	
Fixtures								
Generic	100%							

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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY

Asset # : 13394

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Vertical Transport	Elevators							
	Hydraulic	100%			LIFE		**	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 1st Floor</i>								
<i>Explanation : One Unit</i>								
Fire Suppression	Standpipe							
	Generic	100%			2051		**	1-5 \$7,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of Building</i>								
<i>Explanation : One Component</i>								
Sprinkler	No Component	60%						
	Generic	40%			2041		**	1-2 \$1,600
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : Partial Sprinklers</i>								

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : SOUTH OZONE PARK BRANCH LIBRARY
 Address : 128-16 ROCKAWAY BLVD.
 Borough : QUEENS Agency's Number : SZ
 Program / Asset # : QPL0S57.000 / 13315 Yr Built/Renovated : 1974 / 2001
 Area Sq Ft : 7,420 Project Type : QUEENS PUBLIC LIBRARY
 Date of Survey : 08-Jan-2020 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1
 Block : 16948 Lot : 8 BIN : 4254814

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$85,100	
Electrical	\$82,100	
Mechanical	\$32,500	\$210,600
Total	\$199,800	\$210,600
Importance Code A	\$85,100	
Importance Code B	\$114,600	\$210,600
Total	\$199,800	\$210,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$26,100		\$4,200	
Interior Architecture	\$14,100	\$200		\$4,200
Electrical	\$9,700	\$500	\$7,400	\$500
Mechanical	\$1,700	\$1,800	\$25,500	\$2,000
Site Enclosure	\$600			
Site Pavements	\$3,500			
Total	\$55,800	\$2,500	\$37,100	\$6,700
Importance Code A	\$26,500	\$400	\$4,700	\$400
Importance Code B	\$28,200	\$1,900	\$32,500	\$6,400
Importance Code C	\$1,000	\$200		
Total	\$55,800	\$2,500	\$37,100	\$6,700



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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$85,100	LIFE	**	5	\$10,400	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest And Northeast Corners Near Entrance</i>								
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Northwest And Northeast Corners Near Entrance</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Northwest And Northeast Corners Near Entrance</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Northwest And Northeast Corners Near Entrance</i>								
<i>Explanation : Safety Netting Applied To Areas Where Masonry Is Delaminating</i>								
Metal Coiling Doors	10%			2036	**	5	\$3,800	
Window Wall	5%			2041	**	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Windows								
Aluminum	75%			2039	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Glass Block	25%	Now	\$2,600	LIFE	**	5	\$200	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : At Clerestory</i>								
Parapets								
Under Construction	100%							
Roof								
Modified Bitumen	100%	Now	\$23,100	2036	**			
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Not Sufficiently Pitched To Drains</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Located On North Side Of Clerestory And Main Roof</i>								
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Roofs Replacement 2019</i>								
Soffits								
Stucco Cement	100%			2036	**	5	\$2,200	
Interior								
Floors								
Carpet	70%			2030	\$136,200	3	\$15,500	
Ceramic Tile	5%			2034	**	5	\$600	
Vinyl Tile	25%	2-4	\$1,500	2036	**	3	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Lounge</i>								

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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

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

Interior

Interior Walls

Ceramic Tile	5%			2040	**	5	\$400
Concrete Masonry Unit	85%			LIFE	**	5	\$2,800
Plaster	10%	Now	\$400	LIFE	**	5	\$200

*Water Penetration, Extent : Severe, Area Affected : 5%**Location : Clerestory*

Ceilings

AcousTileSusp.Lay-In	85%	4+	\$8,000	2036	**	5	\$4,900
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*Broken/Missing Elements, Extent : Severe, Area Affected : 5%**Location : In Front Of Clerestory Wall**Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Staff Office Area**Staining/Discoloring, Extent : Moderate, Area Affected : 10%**Location : Staff Areas And Bathroom*

Exposed Struc: Steel	5%			LIFE	**		
Plaster	10%			LIFE	**	5	\$700

Site Enclosure

Fence/Gates

Iron Picket	100%	2-4	\$600	2051	**		
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*Corrosion/Rusting, Extent : Moderate, Area Affected : 30%**Location : Front Facade Gate***Site Pavements**

Public Sidewalk

Cast in Place Concrete	100%	Now	\$3,500	2036	**		
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*Cracking/Crumbling, Extent : Moderate, Area Affected : 10%**Location : Front Entry Area**Misaligned/Bulging, Extent : Severe, Area Affected : 5%**Location : Front Entry*

On-Site Walkways

Under Construction	100%						
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Electrical		Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost		

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$43,000	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Rating Capacity*

Switchgear / Switchboard

Molded Case Bkrs	100%			2031	\$43,000	5	\$200
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Raceway

Conduit	100%			2041	**	1	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Fused Disc Sw	20%			2039	**	5		
Molded Case Bkrs	60%			2030	\$11,900	5	\$100	
Molded Case Bkrs	20%			2039	**	5		
Wiring								
Thermoplastic	100%			2041	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$23,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	98%			2026	\$80,400	10	\$6,700	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Throughout The Building</i>				
				<i>Explanation : T-12 Lamps</i>				
Fluorescent	2%			2026	\$1,600	10	\$100	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Mechanical Room</i>				
				<i>Explanation : Compact Fluorescent Lights</i>				
Egress Lighting								
Emergency, Battery	50%			2031	\$6,200	10	\$900	
Exit, Battery	50%			2031	\$4,200	10	\$300	
Exterior Lighting								
LED	20%			2036	**			
No Component	80%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2036	**	1	\$1,900	
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Reading Areas, Front Of The Building</i>				
				<i>Explanation : CCTV Surveillance Cameras</i>				
Fire/Smoke Detection								
No Component	50%							
Generic, Analog	50%	2-4	\$9,500	2041	**	1-3	\$2,100	
				<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>				
				<i>Location : Reading Areas</i>				
				<i>Explanation : Obsolete Fire Alarm System, Manual Pull Stations And Alarm Bells Only</i>				

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2036	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$400	
Terminal Devices								
Air Handler	80%			2031	\$110,700	1	\$3,700	
Convactor/Radiator	20%			2029	\$12,000	1	\$500	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2026	\$32,500	1	\$1,000	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Reciprocating Compr/Chiller	40%			2039	**	1	\$1,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-438a</i>								
Exterior Pkg Unit - Cooling	30%			2031	\$24,200	2	\$100	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht No Component	70%			2031	\$99,900	1	\$3,200	
	30%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2026	\$6,400	2	\$1,600	
Air Cooled Condenser Unit	40%			2039	**	2	\$2,100	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
Exhaust Fans								
Roof	100%			2031	\$14,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		

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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks Gas Fired	100%			2026	\$16,900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1st Floor</i>									
<i>Explanation : 30 Gallon</i>									
	Sanitary Piping Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1		
	Fixtures Generic	100%							

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : STEINWAY BRANCH LIBRARY
Address : 21-45 31ST ST.
Borough : QUEENS **Agency's Number** : S
Program / Asset # : QPL0S58.000 / 13316 **Yr Built/Renovated** : 1956 / 2002
Area Sq Ft : 10,752 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 831 **Lot** : 15 **BIN** : 4016923

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture		\$131,900
Interior Architecture		\$144,400
Electrical		\$119,000
Mechanical		\$359,100
Total		\$754,300
Importance Code A		\$131,900
Importance Code B		\$622,400
Total		\$754,300

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$4,900			
Interior Architecture	\$5,200			\$175,300
Electrical	\$84,100	\$700	\$10,200	\$18,800
Mechanical	\$2,100	\$1,100	\$2,400	\$1,100
Total	\$96,300	\$1,900	\$12,600	\$195,200
Importance Code A	\$5,400	\$500	\$500	\$500
Importance Code B	\$90,800	\$1,300	\$12,100	\$194,000
Importance Code C				\$600
Total	\$96,300	\$1,900	\$12,600	\$195,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%			LIFE	**	5	\$19,100	
Masonry: Limestone	15%			LIFE	**	5	\$2,500	
Windows								
Aluminum	100%			2044	**	5	\$5,100	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$1,800	
Masonry: Limestone	5%	Now	\$2,300	LIFE	**	5	\$100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%			2028	\$131,900	10	\$12,200	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	60%			2027	\$169,200	3	\$19,300	
Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
Ceramic Tile	3%			2037	**	5	\$500	
Terrazzo	10%			LIFE	**	5	\$1,300	
Vinyl Tile	20%			2033	\$88,100	3	\$1,600	
Vinyl Tile 9" X 9"	2%			2028	\$56,300	3	\$100	
Interior Walls								
Ceramic Tile	3%			2037	**	5	\$1,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Masonry: Brick	7%			LIFE	**			
Plaster	85%			LIFE	**	5	\$10,500	
Ceilings								
Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
Plaster	90%			LIFE	**	5	\$9,100	
Site Enclosure								
Fence/Gates								
Aluminum Picket	30%			2048	**			
Chain Link	70%			2038	**			
Free Standing Walls								
Masonry: Brick	100%			2048	**			
Retaining Walls								
Cast in Place Concrete	100%			2063	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2041	**			
On-Site Walkways								
Cast in Place Concrete	100%			2033				

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	10%			2028	\$400	5		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch For Emergency</i>								
Molded Case Bkrs	90%			2028	\$38,700	5	\$300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2028	\$43,000	5	\$300	
Raceway								
Conduit	90%			2028	\$32,800	1		
Conduit	10%			2038	**	1		
Panelboards								
Fused Disc Sw	5%			2027	\$1,000	5		
Molded Case Bkrs	85%			2027	\$16,800	5	\$200	
Molded Case Bkrs	10%			2044	**	5		
Wiring								
Braided Cloth	65%	2-4	\$21,400	2053	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2028	\$9,900	1		
Thermoplastic	5%			2048	**	1		
Motor Controllers								
Locally Mounted	80%			2041	**	5	\$100	
Locally Mounted	20%			2026	\$9,500	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	95%			2028	\$113,000	10	\$9,400	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Ballast And Bulb Is New But The Fixtures Are Old</i>								
Fluorescent	5%			2028	\$5,900	10	\$500	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Staircase Landings</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	50%			2024	\$8,900	10	\$1,300	
Exit, Service	50%			2024	\$1,800	1		
Exterior Lighting								
HID	100%			2024	\$49,700	10		

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

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

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

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

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

Alarm

Security System

No Component

30%

Generic

70%

2033

\$14,000

1

\$2,800

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

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

\$19,200

1-3

\$4,800

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Hot Water Boiler

100%

2041

* *

1

\$5,300

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

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$800

Terminal Devices

Air Handler

50%

2033

\$100,300

1

\$3,300

Convactor/Radiator

50%

2033

\$43,600

1

\$1,700

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

80%

2028

\$143,200

2

\$500

*R-22 Refrigerant, Extent : Light, Area Affected : 80%**Location : Roof*

Split Unit

20%

2028

\$50,600

Terminal Devices

Fan Coil - 2 Pipe

20%

2028

\$65,000

1

\$700

No Component

80%

Heat Rejection

Dry Cooler

20%

2028

\$9,800

2

\$1,500

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,000

Exhaust Fans

Roof

100%

2028

\$20,700

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.*

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2038	**	1		
Water Heater With Tanks Gas Fired	100%			2028	\$16,900	2		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2028	\$5,600	4	\$600	
Fixtures Generic	100%							

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : SUNNYSIDE BRANCH LIBRARY
Address : 43-06 GREENPOINT AVE.
Borough : QUEENS **Agency's Number** : SU
Program / Asset # : QPL0S59.000 / 13317 **Yr Built/Renovated** : 1976 / 2005
Area Sq Ft : 7,992 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Dec-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 173 **Lot** : 16 **BIN** : 4002111

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$65,600	\$218,600
Total	\$65,600	\$218,600
Importance Code A	\$65,600	\$218,600
Total	\$65,600	\$218,600

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$31,200	\$4,100	\$200	
Interior Architecture	\$100	\$1,500	\$1,200	
Electrical	\$200	\$8,700	\$400	\$200
Mechanical	\$900	\$1,000	\$1,800	\$1,000
Total	\$32,400	\$15,400	\$3,600	\$1,300
Importance Code A	\$31,600	\$4,600	\$600	\$400
Importance Code B	\$700	\$10,800	\$2,800	\$900
Importance Code C	\$100		\$200	
Total	\$32,400	\$15,400	\$3,600	\$1,300



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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$8,800	
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Window Wall	20%			2050	**	5	\$8,200	
Windows								
Aluminum	100%			2046	**	5	\$500	
Roof								
Modified Bitumen	90%	Now	\$65,600	2030	\$218,600			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Children Room, Clerical Desk Area</i>								
Skylight, Metal/Glass	10%	4+	\$31,200	2050	**			
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Library Area</i>								
Interior								
Floors								
Carpet	25%			2031	\$52,400	3	\$4,500	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	3%			2043	**	5	\$400	
Vinyl Tile	67%			2035	**	3	\$3,000	
Interior Walls								
Ceramic Tile	3%			2039	**	5	\$200	
Concrete Masonry Unit	50%			LIFE	**	5	\$1,400	
Folding Partition	2%			2046	**	5	\$400	
Gypsum Board	45%			LIFE	**	5	\$1,900	
Ceilings								
AcousTileSusp.Lay-In	90%			2043	**	5	\$10,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2050	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of Building</i>								
<i>Explanation : Covered With Tile</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			
On-Site Walkways								
Cast in Place Concrete	100%			2035	**			

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

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

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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Switch Rated At 400 Amperes</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
Raceway								
Conduit	100%			2050	**	1		
Panelboards								
Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	95%			2046	**	5	\$200	
Wiring								
Thermoplastic	100%			2050	**	1		
Motor Controllers								
Locally Mounted	100%			2043	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2035	**	10	\$6,600	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout</i>						
Fluorescent	4%			2035	**	10	\$300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Front Desk Area 1st Floor</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	6%			2035	**	10	\$400	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen, Locker Room And Offices</i>						
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$1,000	
Exit, LED	50%			2058	**	1		
Exterior Lighting								
HID	30%			2035	**	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2035	**	1	\$900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	**	1-3	\$1,500	

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

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

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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2050	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$4,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Distribution								
Hot Wtr Piping/Pump	100%			2038	**	4	\$400	
Terminal Devices								
Air Handler	100%			2035	**	1	\$4,900	
Air Conditioning								
Energy Source								
Electricity	100%			2046	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Unit, R-410a Refrigerant</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
Exhaust Fans								
Interior	50%			2035	**	2	\$100	
Roof	50%			2035	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2050	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$1,600	4	\$200	
Fixtures								
Generic	100%							

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

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

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

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 : 14-Sep-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4717 **Lot** : 25 **BIN** : 4107201

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Interior Architecture	\$157,100	
Mechanical		\$228,800
Total	\$157,100	\$228,800
Importance Code B	\$157,100	\$228,800
Total	\$157,100	\$228,800

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$44,000	\$4,800	\$18,200	
Interior Architecture	\$600		\$600	\$1,000
Electrical	\$20,500	\$1,700	\$800	\$600
Mechanical	\$1,900	\$17,700	\$2,700	\$800
Site Enclosure	\$3,000			
Site Pavements	\$21,800			
Total	\$91,700	\$24,200	\$22,100	\$2,400
Importance Code A	\$44,300	\$5,300	\$18,500	\$400
Importance Code B	\$33,600	\$18,900	\$3,600	\$2,100
Importance Code C	\$13,700			
Total	\$91,700	\$24,200	\$22,100	\$2,400



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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	Now	\$12,100	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : South Facade</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : South Facade</i>								
<i>Explanation : Temporary Support In Place</i>								
Masonry: Brick	90%			LIFE	**	5	\$6,100	
Windows								
Aluminum	100%			2046	**	5	\$1,500	
Parapets								
Metal Security Bars	20%			2045	**			
No Component	80%							
Roof								
Built-Up (BUR)	10%	Now	\$27,700	2040	**			
<i>Gravel/Slag Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Flat Section Over Main Entry</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Main Entry, Staff Room, Work Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Over Main Entry</i>								
Metal Panel	60%	4+	\$4,100	2043	**			
<i>Seams Open/Split, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Roof</i>								
Roll Roofing	10%			2026	\$15,400	5	\$4,000	
Single Ply Membrane	20%			2035	**	10	\$4,800	
Interior								
Floors								
Carpet	10%			2029	\$19,300	3	\$1,700	
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2039	**	5	\$600	
Vinyl Tile	5%	4+	\$300	2035	**	3	\$200	
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Small Hallway</i>								
Vinyl Tile 9" X 9"	70%	Now	\$67,500	2040	**	3	\$2,900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Workarea, Offices</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$1,700	
Glass: Single Pane	10%			LIFE	**	5	\$600	
Masonry: Brick	30%			LIFE	**			
Plaster	10%			LIFE	**	5	\$200	

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

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

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	85%	Now	\$89,600	2050	**	5	\$5,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
AcousTileSusp.Lay-In	5%			2043	**	5	\$600	
Exposed Struc: Concrete	10%			LIFE	**	5	\$200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%	Now	\$3,000	2080	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Rear Of Building And Side</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$2,900	2035	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 14th Road</i>								
Parking/Driveway								
Asphalt	100%	Now	\$13,700	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Side Of Building</i>								
Activity Yard								
Pavers/Stone	100%	4+	\$5,200	2039	**			
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : Vegetation Growth</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings Capacity.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2030	\$43,000	5	\$200	
Raceway								
Conduit	90%			2030	\$32,800	1		
Conduit	10%			2050	**	1		

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2046	**	5		
Molded Case Bkrs	90%			2029	\$17,800	5	\$200	
Molded Case Bkrs	5%			2046	**	5		
Wiring								
Braided Cloth	60%	2-4	\$19,800	2055	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2040	**	1		
Thermoplastic	10%			2050	**	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	5%			2030	\$4,100	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bookcase Sections</i>								
LED	95%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2035	**	10	\$900	
Exit, Service	50%			2035	**	1		
Exterior Lighting								
HID	30%			2030	\$10,200	10		
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2038	**	1	\$1,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2035	**	1-3	\$4,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2035	**	1	\$3,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2038	**	4	\$400	
Terminal Devices								
Air Handler	80%			2030	\$109,900	1	\$3,600	
Convactor/Radiator	20%			2028	\$11,900	1	\$500	
Air Conditioning								
Energy Source Electricity	100%			2038	**	1		
Conversion Equipment Int Pkg Unit - Heating/Cooling	100%			2028	\$118,900	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit. Mechanical Room</i>								
Heat Rejection Air Cooled Condenser Unit	100%			2030	\$21,100	2	\$5,100	
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
Exhaust Fans								
Interior	80%			2030	\$25,900	2	\$200	
Roof	20%			2030	\$2,800	2		
Plumbing								
H/C Water Piping Brass/Copper	100%			2040	**	1		
Water Heater With Tanks Gas Fired	100%			2025	\$16,900	2		
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a 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 : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : WINDSOR PARK BRANCH LIBRARY
Address : 79-50 BELL BLVD. @ UNION TURNPIKE
Borough : QUEENS **Agency's Number** : WP
Program / Asset # : QPL0W62.000 / 13320 **Yr Built/Renovated** : 1958 / 2010
Area Sq Ft : 6,300 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 11-Jan-2019 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7772 **Lot** : 1 **BIN** : 4164306

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$2,000	\$11,100		\$1,200
Interior Architecture		\$3,100	\$300	
Electrical	\$500	\$7,200	\$700	\$500
Mechanical	\$400	\$17,300	\$800	\$500
Site Pavements	\$6,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$12,900	\$42,500	\$5,800	\$6,200
Importance Code A	\$2,300	\$11,400	\$300	\$1,500
Importance Code B	\$4,500	\$31,200	\$5,500	\$4,700
Importance Code C	\$6,000			
Total	\$12,900	\$42,500	\$5,800	\$6,200



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

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$9,400	
Masonry: Fieldstone	20%			LIFE	**	5	\$2,000	
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
Window Wall	7%			2050	**	5	\$3,500	
Windows								
Aluminum	100%			2052	**	5	\$2,400	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$800	
Pre-Cast Concrete	5%			LIFE	**	5	\$300	
Roof								
Modified Bitumen	98%			2035	**	10	\$9,300	
Skylight, Metal/Glass	2%			2040	**	10	\$600	
Soffits								
Alum/Vinyl Siding	100%	Now	\$2,000	2050	**			
<i>Seams Open/Split, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Front Facade</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Front Of Building</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
Interior								
Floors								
Carpet	65%			2031	\$107,400	3	\$9,200	
Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
Ceramic Tile	5%			2043	**	5	\$500	
Vinyl Tile	25%			2035	**	3	\$900	
Interior Walls								
Cast in Place Concrete	5%			LIFE	**			
Concrete Masonry Unit	5%			LIFE	**	5	\$300	
Gypsum Board	80%			LIFE	**	5	\$6,900	
Plaster	10%			LIFE	**	5	\$400	
Ceilings								
AcousTileConcealSpLn	90%			2043	**	5	\$10,600	
Gypsum Board	10%			LIFE	**	5	\$1,200	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2050	**			
Retaining Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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

Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,500	2043		**		
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*Other Observation, Extent : Severe, Area Affected : 10%**Location : Perimeter Of Building**Explanation : Water Penetration Through Open Joints Where Walkway Meets Building*

Parking/Driveway

Asphalt	100%	Now	\$4,500	2039		**		
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*Cracking/Crumbling, Extent : Severe, Area Affected : 5%**Location : Parking Lot**Sinking/Subsiding, Extent : Severe, Area Affected : 5%**Location : Parking Lot*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050		**	5	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2050		**	5	\$200
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Raceway

Conduit	100%			2050		**	1	
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Panelboards

Fused Disc Sw	5%			2046		**	5	
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Molded Case Bkrs	95%			2046		**	5	\$200
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Wiring

Thermoplastic	100%			2050		**	1	
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Ground

Grounding Devices

Not Accessible	100%							
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Lighting

Interior Lighting

Fluorescent	95%			2035		**	10	\$5,500
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*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	5%			2035		**	10	\$300
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Mechanical Room And Electrical Room*

Egress Lighting

Emergency, Battery	50%			2035		**	10	\$800
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Exit, Service	50%			2035		**	1	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

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

Lighting

Exterior Lighting

HID	30%			2035	**	10	
No Component	70%						

Alarm

Security System

No Component	30%						
Generic	70%			2035	**	1	\$1,700

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas, Outside Perimeter**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Digital	100%			2035	**	1-3	\$3,900
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns*

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

Heating

Energy Source

Natural Gas	100%			2050	**	1	
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Conversion Equipment

Furnace	100%			2035	**	1	\$3,100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Rooftop Package Unit***Air Conditioning**

Energy Source

Electricity	100%			2046	**	1	
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Conversion Equipment

Ext Pkg Unit - Heating/Cooling	100%			2035	**	2	\$400
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*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : 1 Unit On Roof**Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : There Is No Temperature Control In The Building***Ventilation**

Distribution

Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500
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Exhaust Fans

Roof	100%			2038	**	2	\$200
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Plumbing

H/C Water Piping

Brass/Copper	100%			2050	**	1	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2025	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2035	* *	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
				<i>Location : Sub-basement To 1st Floor</i>					
				<i>Explanation : 1 Unit</i>					

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

Print Date : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : WOODHAVEN BRANCH LIBRARY
Address : 85-41 FOREST PKWY.
Borough : QUEENS **Agency's Number** : WN
Program / Asset # : QPL0W63.000 / 13321 **Yr Built/Renovated** : 1928 / 1999
Area Sq Ft : 8,864 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 15-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 8856 **Lot** : 85 **BIN** : 4181578

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$158,600	\$132,500
Electrical		\$9,800
Mechanical		\$235,100
Total	\$158,600	\$377,500
Importance Code A	\$158,600	\$132,500
Importance Code B		\$245,000
Total	\$158,600	\$377,500

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture	\$84,600			
Interior Architecture	\$70,200	\$800	\$500	\$3,200
Electrical	\$8,500	\$400	\$14,200	\$200
Mechanical	\$5,600	\$1,400	\$74,800	\$1,400
Site Enclosure	\$5,700			
Site Pavements	\$700			
Total	\$175,300	\$2,600	\$89,500	\$4,800
Importance Code A	\$85,500	\$900	\$1,000	\$900
Importance Code B	\$51,600	\$900	\$88,500	\$3,900
Importance Code C	\$38,300	\$800		
Total	\$175,300	\$2,600	\$89,500	\$4,800



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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	3%	0-2	\$13,200	LIFE	**	5	\$5,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout All Facades</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Top Horizontal Band</i>								
Masonry: Brick	87%	Now	\$79,100	LIFE	**	5	\$19,400	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : All Facades</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Wall Between Low Roof And Main Roof At Rear</i>								
<i>Explanation : Covered With Temporary Membrane</i>								
Masonry: Limestone	10%	0-2	\$34,800	LIFE	**	5	\$1,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Building At All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Windows								
Aluminum	90%	Now	\$1,900	2039	**	5	\$1,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Program Room In Basement Handle Missing</i>								
Metal Louvers	10%			2034	**	10	\$1,400	
Parapets								
Cast Stone/Terra Cotta	10%	Now	\$13,000	LIFE	**	5	\$2,800	
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Covered With Temporary Membrane</i>								
Masonry: Brick	90%	Now	\$20,300	LIFE	**	5	\$3,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : All Facades Interior And Exterior Parapets</i>								
<i>Other Observation, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Between Lower And Upper Roof</i>								
<i>Explanation : Covered With Temporary Membrane</i>								
Roof								
Modified Bitumen	100%	Now	\$79,500	2031	\$132,500			1
<i>Alligatoring, Extent : Light, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 35%</i>								
<i>Location : Upper And Lower Roof</i>								
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 75%</i>								
<i>Location : All Roof Flashing Worn And Dented</i>								
Interior								

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

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

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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	35%			2030	\$81,400	3	\$9,300	
Cast in Place Concrete	5%			LIFE	**	5	\$1,500	
Ceramic Tile	5%			2034	**	5	\$700	
Sheet Vinyl/Rubber	5%			2036	**	5	\$1,000	
Vinyl Tile	25%			2036	**	3	\$1,700	
Vinyl Tile 9" X 9"	25%	Now	\$29,000	2041	**	3	\$1,200	
<i>Uneven Substrate, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Closets And Program Room</i>								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$1,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$700	
Plaster	85%	Now	\$34,200	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Bathroom In Basement, Lounge At Window, And Mechanical Room At Window</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Bathroom In Basement, Lounge At Window, And Mechanical Room At Window</i>								
Wood	5%			LIFE	**	5	\$6,700	
Ceilings								
Gypsum Board	80%			LIFE	**	5	\$13,300	
Plaster	20%	Now	\$4,000	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staff Bathroom In Basement And Mechanical Room</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Bathroom In Basement, Lounge And Mechanical Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2051	**			
Iron Picket	15%	4+	\$3,400	2066	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Iron Picket	45%			2066	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$2,300	2066	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Side Entrance To Basement From Sidewalk</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			

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

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QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	2-4	\$700	2044		**		
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Throughout**Spalling, Extent : Light, Area Affected : 5%**Location : Steps At Rear From Side Yard*

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room In Basement**Explanation : One 400 Amperes*

Raceway

Conduit	95%			2031	\$34,700	1		
Conduit	5%			2041	**	1		

Panelboards

Fused Disc Sw	5%			2030	\$1,000	5		
Molded Case Bkrs	85%			2030	\$16,800	5	\$200	
Molded Case Bkrs	10%			2039	**	5		

Wiring

Braided Cloth	25%	2-4	\$8,200	2056		**	1	
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*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Basement*

Thermoplastic	25%			2041		**	1	
Thermoplastic	50%			2031	\$16,500		1	

Motor Controllers

Locally Mounted	100%			2029	\$23,700	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100
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Lighting

Interior Lighting

Fluorescent	90%			2039		**	10	\$7,300
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Basement And First Floor*

Fluorescent	10%			2031	\$9,800		10	\$800
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*Other Observation, Extent : Light, Area Affected : 100%**Location : First Floor**Explanation : Using T-8 Lamps*

Egress Lighting

Emergency, Battery	50%			2026	\$7,400		10	\$1,100
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Exit, Battery	50%			2026	\$5,100		10	\$300
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Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.

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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

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

Alarm

Security System								
No Component	70%							
Generic	30%			2031	\$4,900	1	\$1,000	
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2031	\$6,800	1-3	\$1,600	

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

Heating

Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Steam Boiler	100%			2036	**	1	\$8,800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Steam Piping/Pump	100%	0-2	\$1,400	2041	**			
			<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 70%</i>					
			<i>Location : Basement Boiler Room</i>					
Terminal Devices								
Air Handler	30%			2026	\$49,600	1	\$1,600	
Convactor/Radiator	70%			2029	\$50,300	1	\$2,000	

Air Conditioning

Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	90%			2029	\$128,800	2	\$500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
No Component	10%							
Heat Rejection								
Dry Cooler	100%	0-2	\$700	2031	\$36,300	2	\$4,900	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : No Pipe Insulation</i>					

Ventilation

Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,900	
Exhaust Fans								
Interior	70%			2031	\$27,300	2	\$200	
Roof	30%			2026	\$5,100	2	\$100	

Plumbing

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

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QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	50%			2041	**	1		
	Galvanized Steel	50%			2029	\$56,100	1		
	Water Heater With Tanks								
	Gas Fired	100%			2026	\$16,900	2		
	Sanitary Piping								
	Cast Iron	100%	0-2	\$2,200	LIFE	**	1		
			<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>						
			<i>Location : Basement Bathroom</i>						
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a 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 : 14-Oct-2022

QUEENS PUBLIC LIBRARY - FY 2023

Asset Name : WOODSIDE BRANCH LIBRARY
Address : 54-22 SKILLMAN AVE.
Borough : QUEENS **Agency's Number** : WS
Program / Asset # : QPL0W64.000 / 13322 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 12,051 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 01-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1317 **Lot** : 85 **BIN** : 4030847

CAPITAL	FY 2024 - 2027	FY 2028 - 2033
Exterior Architecture	\$449,700	
Interior Architecture		\$98,800
Electrical	\$6,700	
Mechanical		\$200,600
Total	\$456,400	\$299,400
Importance Code A	\$449,700	
Importance Code B	\$6,700	\$299,400
Total	\$456,400	\$299,400

EXPENSE	FY 2024	FY 2025	FY 2026	FY 2027
Exterior Architecture		\$2,600		\$7,300
Interior Architecture	\$170,400	\$1,100	\$1,500	\$3,600
Electrical	\$10,200	\$400	\$400	\$13,100
Mechanical	\$1,600	\$1,300	\$6,800	\$18,200
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$186,100	\$9,400	\$12,600	\$46,200
Importance Code A	\$1,000	\$3,600	\$1,000	\$8,500
Importance Code B	\$159,500	\$5,800	\$11,000	\$37,700
Importance Code C	\$25,500		\$600	
Total	\$186,100	\$9,400	\$12,600	\$46,200



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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$243,900	LIFE	**	5	\$29,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Brick Fcades</i>								
Masonry: Limestone	10%	0-2	\$205,800	LIFE	**	5	\$2,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stone Base At Front Facade</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$5,700	
Windows								
Aluminum	100%			2048	**	5	\$2,000	
Parapets								
Masonry: Brick	72%			LIFE	**	5	\$600	
Masonry: Limestone	5%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Coping Covered With Metal</i>								
Metal Panel	3%			2052	**	5	\$100	
Metal: Cage/Fence	20%			2045	**	5-10	\$1,400	
Roof								
Asphalt Shingle	60%			2035	**	10	\$1,800	
Modified Bitumen	40%			2037	**	10	\$7,300	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	40%	Now	\$126,400	2034	**	3	\$10,800	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2041	**	5	\$900	
Vinyl Tile	30%			2040	**	3	\$2,000	
Vinyl Tile	20%			2032	\$98,800	3	\$1,400	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
Plaster	80%	Now	\$24,000	LIFE	**	5	\$6,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Reading Area</i>								
Plaster	5%	Now	\$1,500	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2045	**	5	\$900	
Exposed Struc: Wood	35%			LIFE	**			
Plaster	55%	Now	\$15,600	LIFE	**	5	\$6,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Reading Area</i>								
Plaster	5%	Now	\$2,800	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room And Staff Restroom</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	\$43,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$43,000	5	\$300	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	50%			2032	\$18,200	1		
Conduit	50%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	55%			2048	**	5	\$200	
Molded Case Bkrs	40%			2031	\$7,900	5	\$100	
Wiring								
Braided Cloth	30%	2-4	\$9,900	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	60%			2052	**	1		
Thermoplastic	10%			2032	\$3,300	1		
Motor Controllers								
Locally Mounted	50%			2030	\$23,700	5		
Locally Mounted	50%			2045	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$10,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2027	\$6,700	10	\$600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,500	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
LED	20%			2040	**			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside, Inside, Hallway, Reading Area And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Furnace	30%			2042	**	1	\$1,800	
Steam Boiler	70%			2045	**	1	\$8,400	
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,000	
Central Plant Steam Piping/Pmp	70%			2042	**	4	\$400	
<i>Abandoned in Place, Extent : Light, Area Affected : 2% Location : Basement, Condensate Return Pump</i>								
Terminal Devices								
Convactor/Radiator	70%			2037	**	1	\$2,700	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2032	\$200,600	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$15,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
Exhaust Fans								
Roof	25%			2032	\$5,800	2	\$100	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater With Tanks								
Gas Fired	100%			2027	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	\$2,400	4	\$400	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			

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