

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$91,700	
Total	\$91,700	
Importance Code A	\$91,700	
Total	\$91,700	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$15,600			
Interior Architecture	\$16,300		\$2,700	\$700
Electrical	\$400	\$400	\$600	\$400
Mechanical	\$1,900	\$400	\$600	\$400
Total	\$34,100	\$800	\$3,900	\$1,500
Importance Code A	\$15,800	\$200	\$200	\$200
Importance Code B	\$4,700	\$500	\$3,700	\$900
Importance Code C	\$13,600			\$300
Total	\$34,100	\$800	\$3,900	\$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
ARVERNE BRANCH LIBRARY
Asset # : 14216

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	1%			LIFE	**	5	\$1,800	
		Cracking/Crumbling, Extent : Light, Area Affected : 1% Location : Center Of Curb Other Observation, Extent : Light, Area Affected : 100% Location : Front Facade Explanation : Window Wall Curb							
	Cast Stone/Terra Cotta	1%			LIFE	**	5	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100% Location : Side Facade Explanation : Window Sills							
	Masonry: Brick	80%	Now	\$91,700	LIFE	**	5	\$14,000	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15% Location : Rear Facade, Front Facade At Base And Corners Spalling, Extent : Moderate, Area Affected : 10% Location : North Facade Below Windows Vertical Cracks, Extent : Light, Area Affected : 1% Location : Rear At Southeast Corner							
	Metal Panel	3%			2051	**	5-10	\$3,600	
	Stucco Cement	10%			2036	**	5	\$4,400	
		Other Observation, Extent : Light, Area Affected : 50% Location : Rear Racade Explanation : Cement							
	Window Wall	5%			2051	**	5	\$3,300	
Windows									
	Aluminum	100%			2047	**	5	\$1,900	
Parapets									
	Masonry: Brick	60%	Now	\$3,200	LIFE	**	5	\$1,000	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 5% Location : Front Facade							
	Metal Panel	40%			2051	**	5	\$2,600	
Roof									
	Modified Bitumen	95%	2-4	\$7,600	2036	**			
		Ponding, Extent : Moderate, Area Affected : 25% Location : Main Roof							
	Modified Bitumen	5%	Now	\$1,600	2036	**			1
		Ponding, Extent : Severe, Area Affected : 100% Location : Roof At Soffit							
Soffits									
	Metal Panel	100%			2051	**	5-10	\$4,000	
Interior									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	60%			2030	\$67,500	3	\$7,300	
	Cast in Place Concrete	5%	4+	\$500	LIFE	**	5	\$900	
Paint Peeling, Extent : Moderate, Area Affected : 50%									
Location : Rear Storage At Roof Hatch									
	Ceramic Tile	10%			2040	**	5	\$800	
	Vinyl Tile	25%			2036	**	3	\$800	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$700	
	Glass: Single Pane	10%			LIFE	**	5	\$2,000	
	Gypsum Board	85%			LIFE	**	5-10	\$19,500	
Ceilings									
	AcousTileConcealSpLn	95%	4+	\$1,400	2044	**	5	\$4,800	
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : At Center Help Desk									
	Gypsum Board	5%			LIFE	**	5-10	\$1,400	
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			
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%			2041	**	5		
		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%			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

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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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2039	* *	1	\$2,500	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 1 Rooftop Unit					
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2039	* *	2	\$300	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Roof					
				Explanation : 1 Unit. R-407c					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,400	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Throughout					
	Exhaust Fans								
	Roof	100%			2039	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$3,100	2	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Mechanical Room					
				Explanation : One 40 Gallon Water Heater Recently Installed					
	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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$86,100	
Electrical		\$35,000
Mechanical	\$153,400	\$81,100
Total	\$239,500	\$116,100
Importance Code A	\$86,100	
Importance Code B	\$153,400	\$116,100
Total	\$239,500	\$116,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$8,600			
Interior Architecture	\$26,900	\$3,900	\$500	\$300
Electrical	\$15,600	\$700	\$600	\$700
Mechanical	\$5,000	\$800	\$2,400	\$30,900
Total	\$56,100	\$5,400	\$3,400	\$31,900
Importance Code A	\$9,000	\$400	\$400	\$400
Importance Code B	\$44,700	\$5,000	\$2,900	\$31,500
Importance Code C	\$2,400		\$200	
Total	\$56,100	\$5,400	\$3,400	\$31,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	75%	Now	\$86,100	LIFE	**	5	\$13,200	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : East Facade							
		Vertical Cracks, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
	Masonry: Limestone	5%			LIFE	**	5	\$700	
	Metal Panel	15%	Now	\$4,100	2040	**	5	\$4,900	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 20%							
		Location : At Eaves							
		Deformed/Dented, Extent : Moderate, Area Affected : 25%							
		Location : At Eaves							
	Stucco Cement	5%	Now	\$2,800	2035	**	5	\$1,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : At Foundation On East Facade							
Windows									
	Aluminum	100%			2046	**	5	\$2,300	
Roof									
	Slate	100%			LIFE	**			
Soffits									
	Metal Panel	100%	4+	\$1,800	2050	**	5	\$4,200	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Eaves Of Roof Overhang							
Interior									
	Floors								
	Carpet	65%			2029	\$95,600	3	\$10,400	
	Ceramic Tile	5%			2039	**	5	\$500	
	Quarry Tile	5%			2043	**	5	\$800	
	Vinyl Tile	25%	Now	\$24,500	2040	**	3	\$1,000	
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Basement							
Interior Walls									
	Ceramic Tile	3%			2039	**	5	\$400	
	Gypsum Board	10%	Now	\$1,200	LIFE	**	5	\$800	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Air Conditioner Room							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Air Conditioner Room In Basement							
	Plaster	10%	Now	\$1,200	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Severe, Area Affected : 25%							
		Location : Basement Storage Room							
		Water Penetration, Extent : Severe, Area Affected : 25%							
		Location : Basement Storage Room							
	Plaster	77%			LIFE	**	5	\$3,200	
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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			
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%			2030	\$1,600	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Rating Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$35,000	5	\$200	
	Raceway								
	Conduit	90%			2030	\$30,600	1		
	Conduit	10%			2056	* *	1		
	Panelboards								
	Fused Disc Sw	20%			2052	* *	5		
	Molded Case Bkrs	30%			2029	\$4,900	5	\$100	
	Molded Case Bkrs	50%			2038	* *	5	\$100	
	Wiring								
	Braided Cloth	50%	2-4	\$15,000	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	40%			2040	* *	1		
	Thermoplastic	10%			2056	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2047	* *	5		
Ground									
	Grounding Devices								
	Not Accessible	100%							

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

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

Lighting

Interior Lighting	LED	100%			2038	**			
Egress Lighting	Emergency, Battery	50%			2038	**	10	\$900	
	Exit, Service	50%			2038	**	1		
Exterior Lighting	HID	30%			2030	\$8,700	10		
	No Component	70%							

Alarm

Security System	No Component	50%			2038	**	1	\$1,300	
	Generic	50%							
<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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Heating

Energy Source	Natural Gas	100%			2050	**	1		
Conversion Equipment	Hot Water Boiler	100%			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	\$500	
Terminal Devices	Air Handler	80%			2030	\$81,100	1	\$3,500	
	Convactor/Radiator	20%	0-2	\$400	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		
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%			2024	\$153,400	2	\$400	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Basement Fan Room					
Heat Rejection									
	Air Cooled Condenser Unit	100%			2030	\$14,500	2	\$5,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,000	
Exhaust Fans									
	Interior	100%			2025	\$25,700	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$4,400	2	\$100	
Sanitary Piping									
	Cast Iron	100%	0-2	\$2,600	LIFE	* *	1		
				Blockage /Clogged, Extent : Moderate, Area Affected : 5%					
				Location : Rear Exits Of Basement					
Fixtures									
	Generic	100%							

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Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Electrical		\$35,000
Mechanical		\$278,200
Total		\$313,200
Importance Code B		\$313,200
Total		\$313,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$17,800	\$2,400		\$3,900
Interior Architecture	\$2,200	\$6,800	\$300	\$2,200
Electrical	\$21,600	\$700	\$700	\$800
Mechanical	\$500	\$1,400	\$1,100	\$1,400
Site Pavements	\$2,200			
Total	\$44,300	\$11,300	\$2,000	\$8,300
Importance Code A	\$18,100	\$2,800	\$400	\$4,400
Importance Code B	\$26,200	\$8,600	\$1,700	\$3,900
Importance Code C				
Total	\$44,300	\$11,300	\$2,000	\$8,300



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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	50%	4+	\$17,800	LIFE	**	5	\$29,100	
Exposed Reinforcement, Extent : Moderate, Area Affected : 5%								
Location : Alleyway And Rear Yard Facade								
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	\$60,700	3	\$8,800	
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+	\$2,200	2043	**			
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%								
Location : Francis Lewis Boulevard								
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		
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%			2030	\$1,600	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : No Available Nameplate Ratings Capacity							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$35,000	5	\$200	
	Raceway								
	Conduit	80%			2030	\$27,200	1		
	Conduit	20%			2050	* *	1		
	Panelboards								
	Molded Case Bkrs	80%			2029	\$13,000	5	\$200	
	Molded Case Bkrs	20%			2046	* *	5		
	Wiring								
	Braided Cloth	70%	2-4	\$21,000	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	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	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
	LED	98%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2038	* *	10	\$900	
	Exit, Service	50%			2038	* *	1		
	Exterior Lighting								
	Fluorescent	30%			2030	\$7,600	10	\$200	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Perimeter Of The Building							
	No Component	70%							
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2038	* *	1	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

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

Heating

Energy Source
Natural Gas

100%

2050

* *

1

Conversion Equipment
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

\$278,200

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

\$23,800

2

\$200

Roof

10%

2030

\$1,200

2

Plumbing

H/C Water Piping
Brass/Copper

100%

2040

* *

1

Water Heater

Gas Fired

100%

2028

\$4,500

2

\$100

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

Fixtures

Generic

100%

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$132,600	
Electrical	\$76,400	\$108,900
Mechanical		\$48,600
Total	\$209,000	\$157,400
Importance Code A	\$132,600	
Importance Code B	\$76,400	\$157,400
Total	\$209,000	\$157,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,500			
Interior Architecture	\$22,200		\$1,300	
Electrical	\$30,000	\$600	\$700	\$900
Mechanical	\$2,900	\$800	\$1,200	\$600
Site Enclosure	\$1,100			
Site Pavements	\$16,400			
Total	\$101,100	\$1,400	\$3,200	\$1,500
Importance Code A	\$28,800	\$300	\$300	\$300
Importance Code B	\$65,400	\$1,100	\$2,900	\$1,200
Importance Code C	\$6,900			
Total	\$101,100	\$1,400	\$3,200	\$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
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	15%	0-2	\$26,400	2066	**			
		Deformed/Dented, Extent : Moderate, Area Affected : 100%							
		Location : Copper Cladding At Front Facade Soffit							
	Masonry: Brick Cavity	85%	Now	\$58,900	LIFE	**	5	\$14,500	
		Spalling, Extent : Light, Area Affected : 15%							
		Location : All Facades							
		Vertical Cracks, Extent : Light, Area Affected : 5%							
		Location : Above Side Exit At Foch Boulevard, Rear Facade							
Windows									
	Aluminum	98%	Now	\$73,700	2056	**	5	\$800	
		Air Infiltration, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 100%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Throughout							
	Metal Louvers	2%			2040	**	10	\$200	
Parapets									
	Masonry: Brick	55%			LIFE	**	5-10	\$700	
	Metal Panel	25%			2041	**	5	\$200	
	Metal Panel	10%			2051	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : South Facade							
		Explanation : Coping At Adjoining Building							
	Pre-Cast Concrete	10%			LIFE	**	5	\$200	
Roof									
	Under Construction	100%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Main Roof							
		Explanation : HVAC Construction On Modified Bitumen Roof							
Soffits									
	Cast in Place Concrete	100%	0-2	\$1,300	LIFE	**	5	\$2,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Front Entrance Soffit							

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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	5%			2030	\$7,000	3	\$800	
	Cast in Place Concrete	5%			LIFE	* *	5	\$2,200	
	Mosaic Tile	5%	Now	\$3,300	2036	* *	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Public Bathroom At Water Closet									
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Base Tile									
Caulking Deteriorated, Extent : Moderate, Area Affected : 20%									
Location : Bathroom Floors									
	Vinyl Tile	85%			2036	* *	3	\$3,200	
Recent Repair Evident, Extent : Light, Area Affected : 100%									
Location : Throughout									
Interior Walls									
	Concrete Masonry Unit	70%			LIFE	* *	5	\$6,900	
	Plaster	30%			LIFE	* *	5-10	\$3,100	
Ceilings									
	AcousTileSusp.Lay-In	10%			2036	* *	5	\$1,000	
	Plaster	90%	Now	\$12,300	LIFE	* *	5	\$5,400	
Recent Repair Evident, Extent : Light, Area Affected : 20%									
Location : Penthouse Ceilings									
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	Now	\$1,100	2066	* *			
Corrosion/Rusting, Extent : Severe, Area Affected : 5%									
Location : Gate And Hinges Rusted On Foch Boulevard									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	Now	\$16,100	2036	* *			
Sinking/Subsiding, Extent : Severe, Area Affected : 15%									
Location : Foch Boulevard At City Manhole Covers									
On-Site Walkways									
	Pavers/Stone	100%	4+	\$300	2040	* *			
Vegetation Growth, Extent : Light, Area Affected : 100%									
Location : Brick Pavers In Courtyard									

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2031	\$1,600	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.									

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$35,000	5	\$200	
	Raceway								
	Conduit	100%			2031	\$34,000	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$16,200	5	\$200	
	Wiring								
	Braided Cloth	80%	2-4	\$24,000	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	20%			2031	\$6,000	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$16,400	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2026	\$66,500	10	\$5,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Mechanical Rooms							
		Explanation : T-12 Lamps							
	Fluorescent	10%			2031	\$7,400	10	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Battery	50%			2031	\$5,000	10	\$800	
	Exit, Service	50%			2031	\$500	1		
	Exterior Lighting								
	HID	20%			2026	\$5,600	10		
	LED	10%			2031	\$3,200			
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2026	\$22,300	1	\$2,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm System. Motion Sensors							
	Fire/Smoke Detection								
	Generic, Analog	100%	2-4	\$76,400	2041	* *	1-3	\$3,800	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Furnace	20%			2041	**	1	\$700	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Hot Water Boiler	80%			2036	**	1	\$2,700	
	Distribution								
	Hot Wtr Piping/Pump	80%			2039	**	4	\$400	
	No Component	20%							
	Terminal Devices								
	Air Handler	50%			2031	\$48,600	1	\$2,100	
	Convector/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	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Ext Pkg Unit - Heating/Cooling	20%			2041	**	2	\$100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Unit. R-410a							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
	Exhaust Fans								
	Interior	25%			2031	\$6,100	2	\$100	
	Roof	50%			2036	**	2	\$100	
	Roof	25%			2041	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
	Water Heater								
	Gas Fired	100%			2026	\$4,200	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Break Room							
		Explanation : One 50 Gallon							
	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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$567,100	
Interior Architecture		\$92,400
Electrical	\$64,600	\$51,200
Mechanical	\$148,500	\$105,200
Total	\$780,200	\$248,700
Importance Code A	\$567,100	
Importance Code B	\$213,100	\$248,700
Total	\$780,200	\$248,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				
Interior Architecture		\$300	\$1,300	\$3,900
Electrical	\$200	\$300	\$300	\$22,300
Mechanical	\$2,800	\$1,600	\$3,200	\$27,900
Site Enclosure	\$100			
Total	\$3,100	\$2,200	\$4,700	\$54,100
Importance Code A	\$400	\$400	\$400	\$500
Importance Code B	\$2,600	\$1,800	\$4,300	\$53,700
Importance Code C	\$100			
Total	\$3,100	\$2,200	\$4,700	\$54,100



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
BAY TERRACE BRANCH LIBRARY
Asset # : 13279

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%	0-2	\$157,600	LIFE	**	5	\$11,000	
	Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
	Location : Throughout							
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%							
	Location : Throughout							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Ribbed Face Masonry Units							
Windows								
Aluminum	100%	Now	\$89,000	2055	**	5	\$1,000	1
	Broken/Missing Elements, Extent : Severe, Area Affected : 80%							
	Location : Throughout							
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%							
	Location : Throughout							
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Exterior Parapet At Southwest Corner							
	Explanation : Ribbed Face Units							
No Component	80%							
Roof								
Built-Up (BUR)	100%	2-4	\$320,600	2040	**			
	Patching Evident, Extent : Moderate, Area Affected : 40%							
	Location : Throughout							
	Vegetation Growth, Extent : Moderate, Area Affected : 20%							
	Location : Lower Roof At Southwest Corner							
	Worn/Eroded, Extent : Moderate, Area Affected : 20%							
	Location : Throughout							
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2033	**	5	\$600	
Vinyl Tile	90%			2030	\$92,400	3	\$3,800	
Interior Walls								
Concrete Masonry Unit	95%			LIFE	**	5	\$4,100	
Glass: Single Pane	5%			LIFE	**	5	\$400	
Ceilings								
AcousTileSusp.Lay-In	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%	0-2	\$100	2065		* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Side Steps</i>									

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		
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%			2030		\$1,600	5	\$200	
<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		\$35,000	5	\$200	
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Raceway

Conduit	90%			2030		\$30,600	1		
Conduit	10%			2050		* *	1		

Panelboards

Fused Disc Sw	5%			2029		\$800	5		
Molded Case Bkrs	85%			2029		\$13,800	5	\$200	
Molded Case Bkrs	10%			2046		* *	5		

Wiring

Thermoplastic	90%			2030		\$27,000	1		
Thermoplastic	10%			2050		* *	1		

Motor Controllers

Locally Mounted	100%			2028		\$16,400	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE		* *	5	\$100	
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Lighting

Interior Lighting

Fluorescent	80%			2025		\$64,600	10	\$5,500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>									
<i>Location : Throughout The Building</i>									

Fluorescent	20%			2030		\$16,200	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Egress Lighting

Emergency, Battery

50%

2030

\$5,400

10

\$900

Exit, Service

50%

2030

\$600

1

Exterior Lighting

HID

30%

2025

\$9,100

10

No Component

70%

Alarm

Security System

No Component

70%

Generic

30%

2025

\$7,300

1

\$800

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm System, Motion Sensors*

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$1,400

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2043

* *

1

\$3,700

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

Distribution

Hot Wtr Piping/Pump

100%

2029

\$11,800

4

\$400

Terminal Devices

Air Handler

60%

2025

\$63,700

1

\$2,800

Convactor/Radiator

40%

2035

* *

1

\$1,000

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating

100%

2030

\$64,100

1

\$3,500

Compr/Chiller

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

Terminal Devices

Air Handler/Cool/Ht

100%

2025

\$84,700

1

\$4,600

Heat Rejection

Dry Cooler

100%

2030

\$41,100

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		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	\$4,200	
Exhaust Fans									
	Interior	80%			2025	\$21,500	2	\$200	
	Roof	20%	0-2	\$100	2030	\$2,500	2		
Not in Service, Extent : Moderate, Area Affected : 10%									
Location : Roof									
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2040	* *	1		
Water Heater									
	Gas Fired	100%			2025	\$4,600	2	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sump Pump(s)									
	Non-Submersible	100%			2030	\$1,200	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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : BAYSIDE BRANCH LIBRARY
Address : 214-20 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : B
Program / Asset # : QPL0B08.000 / 13278 **Yr Built/Renovated** : 1965 / 2013
Area Sq Ft : 9,932 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 17-Oct-2018 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 7333 **Lot** : 215 **BIN** : 4157389

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$156,200	
Electrical		\$35,000
Mechanical	\$54,800	\$254,400
Total	\$211,000	\$289,400
Importance Code A	\$156,200	
Importance Code B	\$54,800	\$289,400
Total	\$211,000	\$289,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,800			
Interior Architecture	\$26,400	\$900	\$300	\$5,300
Electrical	\$24,300	\$400	\$400	\$10,800
Mechanical	\$9,100	\$3,200	\$2,400	\$3,000
Site Pavements	\$2,000			
Total	\$72,600	\$4,500	\$3,200	\$19,000
Importance Code A	\$11,300	\$500	\$500	\$600
Importance Code B	\$60,400	\$4,000	\$2,300	\$18,400
Importance Code C	\$900		\$300	
Total	\$72,600	\$4,500	\$3,200	\$19,000



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
BAYSIDE BRANCH LIBRARY
Asset # : 13278

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
	Masonry: Brick	85%			LIFE	**	5	\$6,300	
	Masonry: Brick	5%	Now	\$1,200	LIFE	**	5	\$400	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : At Chimney Cap, Front Facade									
	Window Wall	5%	Now	\$9,600	2050	**	5	\$700	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : Window Wall									
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%									
Location : North Facade									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : North Facade									
Windows									
	Aluminum	100%	Now	\$156,200	2055	**	5	\$1,700	1
Broken/Missing Elements, Extent : Severe, Area Affected : 50%									
Location : Throughout 1st Floor									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Heads Of Windows Throughout									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Roof									
	Modified Bitumen	100%			2038	**	10	\$22,700	
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Carpet	65%			2031	\$133,600	3	\$19,300	
	Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
	Mosaic Tile	5%			2043	**	5	\$1,900	
	Vinyl Tile	25%	2-4	\$1,700	2035	**	3	\$1,400	
Loose/Delam Surface, Extent : Moderate, Area Affected : 5%									
Location : Work Area And Kitchen									
Interior Walls									
	Ceramic Tile	5%			2039	**	5	\$700	
	Concrete Masonry Unit	25%			LIFE	**	5	\$1,400	
	Gypsum Board	70%	4+	\$900	LIFE	**	5	\$5,800	
Water Penetration, Extent : Moderate, Area Affected : 2%									
Location : Childrens Room									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	10%	Now	\$13,000	2050	* *	5	\$900		
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Basement									
AcousTileSusp.Lay-In	80%			2047	* *	5	\$11,900		
Exposed 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+	\$2,000	2043	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
On-Site Walkways									
Cast in Place Concrete	100%			2043	* *				
Parking/Driveway									
Cast in Place Concrete	100%			2043	* *				

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%			2030	\$1,600	5	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Ampere Main Disconnect Switch									
Switchgear / Switchboard									
Molded Case Bkrs		100%			2030	\$35,000	5	\$300	
Raceway									
Conduit		80%			2030	\$27,200	1		
Conduit		20%			2050	* *	1		
Panelboards									
Fused Disc Sw		5%			2029	\$800	5		
Molded Case Bkrs		75%			2029	\$12,100	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		
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	\$24,000	2055	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Basement And 1st Floor									
	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	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : 1st Floor Reading And Book Shelves Area									
	Fluorescent	20%			2035	**	10	\$1,800	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement, Kitchen And Offices									
	Fluorescent	10%			2035	**	10	\$900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : Compact Fluorescent Light Fixtures									
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Inside, Outside And Exit Doors									
Explanation : CCTV Surveillance Cameras And Intrusion Alarm									
Fire/Smoke Detection									
	No Component	70%							
	Generic, Digital	30%			2035	**	1-3	\$1,800	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement And 1st Floor									
Explanation : Fire Alarm Panel, Strobe Light, Bell, Horn, Smoke And Heat Detector									

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

Heating

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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 Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
	Conversion Equipment								
	Furnace	100%			2038	* *	1	\$4,900	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Mechanical Room					
				Explanation : 3 Units					
	Terminal Devices								
	Air Handler	100%			2030	\$141,700	1	\$6,100	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Reciprocating	100%			2035	* *	1	\$4,600	
	Compr/Chiller			Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Mechanical Room					
				Explanation : 1 Unit. R-410a					
	Terminal Devices								
	Air Handler/Dir	100%			2030	\$112,700	1		
	Expansion								
	Heat Rejection								
	Dry Cooler	100%			2025	\$54,800	2	\$6,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,500	
	Exhaust Fans								
	Interior	80%			2030	\$28,700	2	\$200	
	Roof	20%			2035	* *	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Electric	100%			2028	\$8,900	4	\$100	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$7,400	LIFE	* *	1		
				Blockage /Clogged, Extent : Moderate, Area Affected : 10%					
				Location : Water Backs Up To 1st Floor Toilets.					
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$1,500	4	\$300	
	Sewage Ejector(s)								
	Electric	100%			2035	* *	4	\$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
BAYSIDE BRANCH LIBRARY
Asset # : 13278

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Fixtures								
	Generic	100%							
		Obsolete Fixtures, Extent : Moderate, Area Affected : 30%							
		Location : Toilets In No.2 Restroom							
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.*

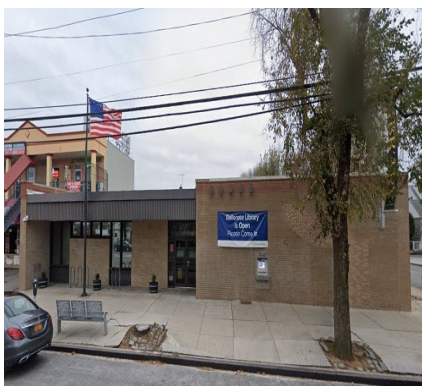
Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : BELLEROSE BRANCH LIBRARY
Address : 250-06 HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : BL
Program / Asset # : QPL0B09.000 / 13280 **Yr Built/Renovated** : 1978 /
Area Sq Ft : 6,908 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 16-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8604 **Lot** : 85 **BIN** : 4175514

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$90,200	
Total	\$90,200	
Importance Code A	\$90,200	
Total	\$90,200	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$37,300		\$600	
Interior Architecture	\$8,500	\$5,100	\$3,600	\$900
Electrical	\$800	\$600	\$700	\$600
Mechanical	\$2,900	\$700	\$1,200	\$600
Site Pavements	\$15,500			
Total	\$65,000	\$6,400	\$6,200	\$2,100
Importance Code A	\$37,700	\$300	\$900	\$300
Importance Code B	\$21,500	\$6,000	\$5,200	\$1,300
Importance Code C	\$5,800			\$400
Total	\$65,000	\$6,400	\$6,200	\$2,100



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	80%	4+	\$7,500	LIFE	* *	5	\$11,500	
	Efflorescence, Extent : Light, Area Affected : 10%							
	Location : Rear Facade And Base Of 250th Street Facade							
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : Throughout Exterior Brick							
Metal/Glass Curt Wall	10%	4+	\$24,800	LIFE	* *	5	\$2,700	
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Thermally Inefficient, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Metal Panel	10%			2041	* *	5-10	\$9,900	
Windows								
Aluminum	100%			2039	* *	5	\$1,200	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Throughout							
	Explanation : Thermally Inefficient							
Parapets								
Masonry: Brick	78%			LIFE	* *	5-10	\$2,200	
	Recent Repair Evident, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Metal: Cage/Fence	2%			2036	* *	5-10	\$100	
Pre-Cast Concrete	20%			LIFE	* *	5	\$1,000	
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : Throughout							
Roof								
Modified Bitumen	100%	Now	\$90,200	2039	* *			
	Drains Inad/Misposn, Extent : Severe, Area Affected : 30%							
	Location : Inadequate Pitch To Drains							
	Ponding, Extent : Moderate, Area Affected : 15%							
	Location : Throughout							
	Recent Construction, Extent : Light, Area Affected : 100%							
	Location : Roof							
	Seams Open/Split, Extent : Severe, Area Affected : 5%							
	Location : Front Interior Corners At Flashing							
Soffits								
Cast in Place Concrete	100%	Now	\$2,600	LIFE	* *	5	\$4,300	
	Paint Peeling, Extent : Moderate, Area Affected : 5%							
	Location : Entry Soffit							
	Water Penetration, Extent : Light, Area Affected : 5%							
	Location : Entry Soffit							
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	\$100,100	3	\$10,900	
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Ceramic Tile	5%			2040	**	5	\$500	
Vinyl Tile	20%	0-2	\$400	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	\$4,800	
Gypsum Board	30%			LIFE	**	5-10	\$5,100	
Mosaic Tile	2%			LIFE	**	10	\$100	

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

Location : Front Foyer

Ceilings

AcousTileSusp.Lay-In	93%			2048	**	5	\$10,100	
Exposed Struc: Steel	5%			LIFE	**	10	\$1,100	
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	\$15,500	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2044	**	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2036	**	10	\$6,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	5%			2036	**	10	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : Compact Fluorescent Lights							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Front And Right Side Of The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2036	**	1-3	\$4,300	
		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			
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	\$3,400	
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	* *	4	\$500	
	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.
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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
BELLEROSE BRANCH LIBRARY
Asset # : 13280

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
Conversion Equipment									
	Exterior Pkg Unit - Cooling	100%			2036	* *	2	\$400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units. R-410a							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,100	
Exhaust Fans									
	Roof	100%			2036	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
Water Heater									
	Electric	100%			2029	\$6,200	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.*

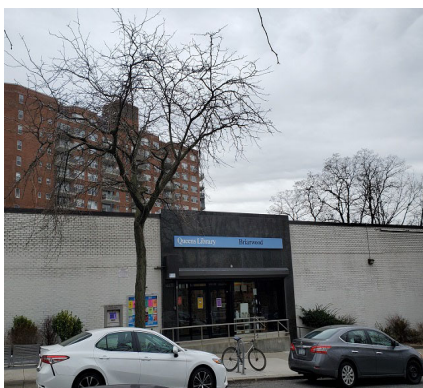
Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : BRIARWOOD BRANCH LIBRARY
Address : 85-12 MAIN STREET @QUEENS BLVD.
Borough : QUEENS **Agency's Number** : BW
Program / Asset # : QPL0B10.000 / 13281 **Yr Built/Renovated** : 1975 / 2006
Area Sq Ft : 8,065 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 05-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 9651 **Lot** : 25 **BIN** : 4206518

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$210,200	
Electrical		\$35,000
Total	\$210,200	\$35,000
Importance Code A	\$210,200	
Importance Code B		\$35,000
Total	\$210,200	\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$10,200		\$1,000	
Interior Architecture	\$47,700		\$2,100	\$1,000
Electrical	\$1,300	\$200	\$300	\$300
Mechanical	\$4,800	\$1,400	\$2,800	\$1,100
Site Enclosure	\$7,100		\$6,300	
Site Pavements	\$700			
Total	\$71,800	\$1,600	\$12,500	\$2,400
Importance Code A	\$10,600	\$400	\$1,400	\$400
Importance Code B	\$50,400	\$1,200	\$4,800	\$1,600
Importance Code C	\$10,800		\$6,300	\$400
Total	\$71,800	\$1,600	\$12,500	\$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
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	88%	0-2	\$60,300	LIFE	**	5	\$18,400	
Horizontal Cracks, Extent : Light, Area Affected : 20%									
Location : South Side Of Building									
Painted Surfaces, Extent : Moderate, Area Affected : 90%									
Location : Exterior Walls									
Recent Repair Evident, Extent : Light, Area Affected : 60%									
Location : Exterior Walls									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : All Exterior Walls									
	Metal Sect. OHD	3%			2044	**	5	\$2,000	
	Granite Panels	4%	Now	\$4,800	LIFE	**	5	\$600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%									
Location : Front Entrance Granite									
Misaligned/Bulging, Extent : Severe, Area Affected : 5%									
Location : Front Entrance Granite Panel Facing Northwest									
	Pre-Cast Concrete	2%	0-2	\$300	LIFE	**	5	\$1,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 1%									
Location : South Facade Window Trim									
	Window Wall	3%			2051	**	5	\$2,400	
Windows									
	Aluminum	100%	Now	\$79,800	2056	**	5	\$900	
Air Infiltration, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Weather Strip Missing, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Perimeter Of All Window Frames									
Explanation : Previous Repair Attempt Unsatisfactory									
Parapets									
	Masonry: Brick	90%	Now	\$70,100	LIFE	**	5	\$3,700	
Recent Repair Evident, Extent : Light, Area Affected : 50%									
Location : All Parapets									
	Metal Panel	10%			2057	**	5	\$1,600	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Replacement Of All Copings									
Roof									
	Modified Bitumen	100%	0-2	\$4,300	2039	**			
Blisters, Extent : Moderate, Area Affected : 2%									
Location : Northeast Area Next To Hatch									

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	25%			2030	\$41,700	3	\$4,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$5,300	
	Ceramic Tile	5%			2040	**	5	\$600	
	Vinyl Tile	40%			2036	**	3	\$1,800	
	Vinyl Tile	20%	4+	\$400	2036	**	3	\$900	
Broken/Missing Elements, Extent : Light, Area Affected : 1%									
Location : Corridor Base Tile									
Interior Walls									
	Cast in Place Concrete	5%	0-2	\$1,000	LIFE	**			
Diagonal Cracks, Extent : Moderate, Area Affected : 1%									
Location : Scuttle To Roof									
	Ceramic Tile	5%			2040	**	5	\$700	
	Concrete Masonry Unit	60%	0-2	\$4,300	LIFE	**	5	\$3,500	
Vertical Cracks, Extent : Moderate, Area Affected : 1%									
Location : Staff Office									
	Glass: Single Pane	2%			LIFE	**	5	\$400	
	Gypsum Board	28%			LIFE	**	5-10	\$7,000	
Ceilings									
	AcousTileSusp.Lay-In	70%	2-4	\$4,800	2036	**	5	\$5,400	
Misaligned/Bulging, Extent : Moderate, Area Affected : 5%									
Location : Main Reading Area, Book Return Room And Bathroom Foyer									
	AcousTileSusp.Lay-In	20%	Now	\$27,200	2051	**	5	\$1,600	
Misaligned/Bulging, Extent : Severe, Area Affected : 10%									
Location : Storage Room									
Staining/Discoloring, Extent : Moderate, Area Affected : 25%									
Location : Community Room, Storage Space									
Water Penetration, Extent : Moderate, Area Affected : 15%									
Location : Community Room, Storage Space, Public Restroom									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Community Room, Storage Space									
	Exposed Concrete	5%			LIFE	**	5-10	\$1,000	
	Gypsum Board	5%			LIFE	**	5-10	\$2,700	
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	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Courtyard At West Facade And Columns At South Facade									
Explanation : Concrete Seats At Courtyard And Columns At Basement Level									

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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 * *

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

Location : Entrance Ramp

Explanation : Cheek Wall

Concrete Masonry Unit 5% Now \$200 2041 * *

Broken/Missing Elements, Extent : Moderate, Area Affected : 5%

Location : Coping Stones At Courtyard Retaining Wall

Other Observation, Extent : Severe, Area Affected : 50%

Location : Coping Stones At Courtyard Retaining Wall

Explanation : Missing Joints And Delaminated Surface

Masonry: Brick 70% Now \$6,900 2041 * *

Broken/Missing Elements, Extent : Severe, Area Affected : 5%

Location : Courtyard Retaining Wall

Cracking/Crumbling, Extent : Moderate, Area Affected : 30%

Location : Courtyard Retaining Wall

Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%

Location : Courtyard Retaining Wall

Misaligned/Bulging, Extent : Severe, Area Affected : 10%

Location : Courtyard Retaining Wall

Spalling, Extent : Moderate, Area Affected : 5%

Location : Courtyard Retaining Wall

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2044 * *

On-Site Walkways

Cast in Place Concrete 25% 2044 * *

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

Location : Ramp And Landings At Entrance

Explanation : Walkways

Cast in Place Concrete 75% Now \$700 2036 * *

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

Location : Courtyard And Steps To Basement From Courtyard

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

Under 600 Volts

Service Equipment

Molded Case Bkrs 100% 2031 \$1,600 5 \$200

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

Location : Electrical Room

Explanation : One 600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs 100% 2031 \$35,000 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		
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	\$34,000	1		
	Panelboards								
	Molded Case Bkrs	100%			2030	\$16,200	5	\$200	
	Wiring								
	Thermoplastic	100%			2031	\$30,100	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$16,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	90%			2036	* *	10	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2036	* *	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : First Floor							
	LED	5%			2036	* *			
	Egress Lighting								
	Emergency, Battery	40%			2026	\$4,700	10	\$800	
	Emergency, Battery	10%			2036	* *	10	\$200	
	Exit, Service	20%			2026	\$300	1		
	Exit, Service	30%			2036	* *	1		
	Exterior Lighting								
	Fluorescent	20%			2026	\$5,600	10	\$100	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Outside Wall							
	HID	10%			2026	\$3,300	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		
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		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$4,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	**	4	\$600	
	Terminal Devices								
	Air Handler	40%			2036	**	1	\$2,000	
	Convactor/Radiator	55%			2036	**	1	\$1,400	
	Unit Heater - Hot Water	5%			2031	\$1,500			
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Reciprocating	80%			2036	**	1	\$3,000	
	Compr/Chiller								
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Unit. R-410a						
	Exterior Pkg Unit - Cooling	20%			2031	\$13,300	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Unit. R-407c						
	Terminal Devices								
	Air Handler/Dir	80%			2036	**	1		
	Expansion								
	No Component	20%							
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2036	**	2	\$5,600	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,100	
	Exhaust Fans								
	Interior	80%			2036	**	2	\$200	
	Roof	20%			2031	\$2,700	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Water Heater								
	Gas Fired	100%			2031	\$5,000	2	\$100	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 36 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$1,200	4	\$300	
	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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$35,000
Total		\$35,000
Importance Code B		\$35,000
Total		\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$57,300			
Interior Architecture	\$2,400		\$1,000	\$100
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$200	\$100	\$200	\$100
Total	\$60,000	\$200	\$1,300	\$300
Importance Code A	\$57,500		\$100	
Importance Code B	\$2,100	\$200	\$1,200	\$300
Importance Code C	\$500			
Total	\$60,000	\$200	\$1,300	\$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
BROAD CHANNEL BRANCH LIBRARY
Asset # : 13282

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Metal Panel	30%	Now	\$19,100	2061	* *	5	\$2,700	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 20%							
		Location : At Base Of Building Along Perimeter							
		Deteriorated Finish, Extent : Moderate, Area Affected : 25%							
		Location : Throughout Building							
		Not Insulated, Extent : Severe, Area Affected : 100%							
		Location : Originally A Temporary Structure, Not Insulated For Various Weather Conditions							
		Paint Peeling, Extent : Severe, Area Affected : 5%							
		Location : Throughout Facade And Window Trims							
		Seams Open/Split, Extent : Severe, Area Affected : 1%							
		Location : At Rear Below Window Sill							
	Window Wall	35%			2041	* *	5	\$6,300	
	Window Wall	35%			2041	* *	5	\$6,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : All Facades							
		Explanation : Curved Glass							
Roof									
	Metal Panel	100%	Now	\$25,000	2036	* *			1
		Broken/Missing Elements, Extent : Severe, Area Affected : 25%							
		Location : Gutters Misaligned, Leaking And Missing Leader Lines							
		Corrosion/Rusting, Extent : Severe, Area Affected : 10%							
		Location : Gutters							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Roof Leaks Evident In Staff And Public Bathrooms							
Soffits									
	Alum/Vinyl Siding	90%	Now	\$12,300	2041	* *			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Edges Of Soffit At Metal Structure							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Edges Of Soffit At Metal Structure							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout Soffit							
		Explanation : Composite Aluminum Panels							
	Exposed Struc: Steel	10%	Now	\$1,000	LIFE	* *	5	\$600	
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : At Joint Between Soffit Structure And Panels							
		Worn/Eroded, Extent : Light, Area Affected : 10%							
		Location : At Bottom Of Soffit Structure							
Interior									
	Floors								
	Carpet	65%			2030	\$26,100	3	\$2,800	
	Ceramic Tile	10%			2040	* *	5	\$300	
	Vinyl Tile	25%			2036	* *	3	\$300	
		Patching Evident, Extent : Light, Area Affected : 15%							
		Location : Behind Service Desk							

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Interior

Interior Walls

Fiberglass Panel

85%

LIFE

* *

10

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Interior Full Walls And Perimeter Walls**Explanation : Modular Composite Panel*

Gypsum Board

15%

LIFE

* *

5-10

\$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Behind Service Desk**Explanation : Partial Wall*

Ceilings

AcousTileSusp.Lay-In

15%

Now

\$800

2044

* *

5

\$200

*Staining/Discoloring, Extent : Severe, Area Affected : 5%**Location : Leaks From Roof In Staff And Public Bathrooms*

Exposed Struc: Steel

20%

LIFE

* *

10

\$1,200

Fiber Board

65%

2036

* *

*Other Observation, Extent : Light, Area Affected : 100%**Location : Ceilings**Explanation : Composite Aluminum Panels*

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2044

* *

*Other Observation, Extent : Light, Area Affected : 5%**Location : Northeast Corner At Front Facade**Explanation : Erosion*

Parking/Driveway

Asphalt

100%

2040

* *

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

Under 600 Volts

Service Equipment

Fused Disc Sw

100%

2031

\$1,600

5

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : No Available Nameplate Rating Capacity*

Switchgear / Switchboard

Molded Case Bkrs

100%

2031

\$35,000

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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Not Accessible	100%							
Lighting									
	Interior Lighting								
	Fluorescent	98%			2036	* *	10	\$1,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Fluorescent	2%			2036	* *	10		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Compact Fluorescent Lights							
	Egress Lighting								
	Emergency, Service	50%			2036	* *	1		
	Exit, Service	50%			2036	* *	1		
	Exterior Lighting								
	HID	30%			2026	\$2,400	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2031	\$5,100	1	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	100%			2051	* *	1		
	Conversion Equipment								
	Heat Pump Air Sourced	100%			2032	* *	2	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Various Locations							
		Explanation : 6 Units							
	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.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
** Replacement cost estimated to be beyond ten years is not included in this report.

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Conversion Equipment									
	Heat Pump Air Sourced	80%			2032	* *	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Various Locations						
			Explanation : 6 Units						
	Split Unit	20%			2039	* *			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : 1 Unit. R-410a						
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	\$300	2		
	No Component	90%							
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2051	* *	1		
Water Heater									
	Electric	100%			2029	\$1,700	4		
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : One 10 Gallon						
Sanitary 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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Interior Architecture	\$24,600	
Electrical		\$107,900
Total	\$24,600	\$107,900
Importance Code B	\$24,600	\$107,900
Total	\$24,600	\$107,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$28,300	\$2,300	\$3,600	
Interior Architecture		\$3,000	\$4,800	
Electrical	\$22,400	\$4,900	\$1,500	\$1,200
Mechanical	\$1,600	\$2,700	\$3,500	\$2,700
Site Enclosure	\$800			
Site Pavements	\$15,900			
Total	\$69,100	\$12,900	\$13,400	\$3,900
Importance Code A	\$29,200	\$3,400	\$4,500	\$900
Importance Code B	\$37,200	\$9,500	\$8,900	\$3,000
Importance Code C	\$2,700			
Total	\$69,100	\$12,900	\$13,400	\$3,900



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

QUEENS PUBLIC LIBRARY - 039
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%			2048	**	5	\$4,500	
Windows								
Aluminum	100%			2044	**	5	\$7,200	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$2,800	
Metal Panel	5%	Now	\$600	2048	**	5	\$300	
Loose/Miss Fasteners, Extent : Moderate, Area Affected : 10%								
Location : Coping At Upper Parapet								
Roof								
Modified Bitumen	100%	Now	\$27,700	2036	**			
Seams Open/Split, Extent : Moderate, Area Affected : 10%								
Location : Over Second Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Over Second Floor								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	20%			2029	\$73,700	3	\$8,000	
Carpet	30%			2027	\$110,600	3	\$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%			2023	\$24,600	3	\$1,000	
Other Observation, Extent : Moderate, Area Affected : 10%								
Location : Auditorium Basement								
Explanation : 9 X 9 Tiles								
Vinyl Tile	25%			2036	**	3	\$2,500	
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$900	
Concrete Masonry Unit	10%			LIFE	**	5	\$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%			2041	**	5	\$13,300	
Exposed Concrete	5%			LIFE	**	5	\$200	
Gypsum Board	5%			LIFE	**	5	\$1,700	
Plaster	40%			LIFE	**	5	\$6,700	
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Second Floor								
Site Enclosure								

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Estimates are rounded to the nearest hundred dollars.
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QUEENS PUBLIC LIBRARY - 039
BROADWAY BRANCH LIBRARY
Asset # : 13283

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2048		**		
		Corrosion/Rusting, Extent : Light, Area Affected : 20%							
		Location : Rear Of Building							
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$800	2048		**		
		Cracking/Crumbling, Extent : Light, Area Affected : 20%							
		Location : Rear Of Building							
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%	4+	\$4,500	2041		**		
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Broadway							
On-Site Walkways									
	Cast in Place Concrete	100%	4+	\$2,700	2033		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Rear Of Building							
Activity Yard									
	Cast in Place Concrete	100%	4+	\$8,800	2033		**		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 30%							
		Location : Rear Of Building							

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2028	\$1,600	5	\$500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Two 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$35,000	5	\$500	
	Raceway								
	Conduit	70%			2028	\$23,800	1		
	Conduit	30%			2048	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2027	\$800	5		
	Molded Case Bkrs	65%			2027	\$10,500	5	\$300	
	Molded Case Bkrs	30%			2044	* *	5	\$100	
	Wiring								
	Braided Cloth	70%	2-4	\$21,000	2053	* *	1		
		Insulation Aged, Extent : Severe, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	30%			2048	* *	1		

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2041	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2033	* *	10	\$1,600	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Fluorescent	80%			2038	* *	10	\$13,100	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2033	* *	10	\$1,600	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	Egress Lighting								
	Emergency, Battery	30%			2028	\$7,800	10	\$1,300	
	Emergency, Battery	20%			2038	* *	10	\$900	
	Exit, Service	45%			2028	\$1,200	1		
	Exit, Service	5%			2038	* *	1		
	Exterior Lighting								
	HID	100%			2028	\$72,900	10	\$100	
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2033	* *	1	\$4,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	No Component	30%							
	Generic, Digital	70%			2033	* *	1-3	\$7,700	

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$8,800	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement Boiler Room					
				Explanation : 1 Unit					

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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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
Heating									
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	**	4	\$900	
	Terminal Devices								
	Convactor/Radiator	100%			2033	**	1	\$5,800	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	70%			2033	**	2	\$800	
		Other Observation, Extent : Light, Area Affected : 70% Location : One On Lower Roof, Another On High Roof Explanation : 2 Units With R-410a Refrigerant							
	Split Unit	30%			2033	**			
	Terminal Devices								
	Fan Coil - 2 Pipe	30%			2033	**	1	\$1,700	
	No Component	70%							
	Heat Rejection								
	Dry Cooler	30%			2033	**	2	\$3,700	
	No Component	70%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$9,900	
	Exhaust Fans								
	Interior	50%			2033	**	2	\$300	
	Roof	50%			2033	**	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	**	1		
	Water Heater								
	Gas Fired	100%			2027	\$11,000	2	\$300	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2033	**	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10% Location : Boiler Room Explanation : For Boiler Only							
	Fixtures								
	Generic	100%							
Vertical Transport									

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

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

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

Vertical Transport

Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement To 2nd Floor

Explanation : Basement To 2nd Floor

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

Maintenance \$ are aggregated over a 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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Mechanical		\$713,300
Total		\$713,300
Importance Code B		\$713,300
Total		\$713,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$7,700	\$13,300	\$4,500	\$3,300
Interior Architecture		\$7,700	\$1,100	\$13,400
Electrical	\$1,200	\$20,800	\$1,800	\$1,200
Mechanical	\$9,700	\$5,600	\$7,500	\$6,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$22,600	\$51,400	\$18,800	\$28,000
Importance Code A	\$8,600	\$14,300	\$5,500	\$4,300
Importance Code B	\$14,000	\$37,200	\$13,300	\$23,800
Importance Code C				
Total	\$22,600	\$51,400	\$18,800	\$28,000



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
CAMBRIA HEIGHTS COMMUNITY LIBRARY
Asset # : 14110

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	45%			LIFE	**	5	\$8,000	
	Metal Panel	5%			2054	**	5-10	\$6,100	
	Pre-Cast Concrete	10%			LIFE	**	5	\$5,800	
	Window Wall	40%			2058	**	5	\$26,700	
Windows									
	Aluminum	100%			2050	**	5	\$6,700	
Parapets									
	Metal Panel	5%			2054	**	5	\$100	
	Pre-Cast Concrete	45%			LIFE	**	5	\$1,600	
	No Component	50%							
Roof									
	Modified Bitumen	10%	Now	\$7,700	2036	**			
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
	Location : Section Over Northeast Corner								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Northeast Corner In Childrens Area								
	Modified Bitumen	90%			2036	**	10	\$23,600	
Interior									
Floors									
	Carpet	55%			2029	\$214,000	3	\$23,200	
	Cast in Place Concrete	10%			LIFE	**	5	\$6,200	
	Ceramic Tile	5%			2041	**	5	\$1,400	
	Vinyl Tile	30%			2036	**	3	\$3,200	
Interior Walls									
	Cast in Place Concrete	10%			LIFE	**			
	Ceramic Tile	5%			2041	**	5	\$900	
	Concrete Masonry Unit	25%			LIFE	**	5	\$1,800	
	Gypsum Board	60%			LIFE	**	5	\$6,600	
Ceilings									
	AcousTileSusp.Lay-In	95%			2045	**	5	\$26,700	
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Basement Corridor								
	Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
Electrical									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

Under 600 Volts

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

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

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

* *

1-3

\$8,100

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

Heating

Energy Source

Natural Gas

100%

2054

* *

1

Conversion Equipment

Hot Water Boiler

100%

2041

* *

1

\$9,300

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

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$900

Terminal Devices

Air Handler

90%

2033

* *

1

\$10,500

Convactor/Radiator

10%

2041

* *

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2050

* *

1

Conversion Equipment

Interior Pkg Unit -

Cooling

100%

2029

\$713,300

2

\$1,200

Heat Rejection

Dry Cooler

100%

2033

* *

2

\$13,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$10,500

Exhaust Fans

Interior

70%

2033

* *

2

\$400

Roof

30%

2033

* *

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2054

* *

1

Water Heater

Gas Fired

100%

2026

\$11,600

2

\$300

Sanitary Piping

Cast Iron

100% Now

\$7,000

LIFE

* *

1

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

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sump Pump(s)								
	Non-Submersible	100%			2033	* *	4	\$400	
	Sewage Ejector(s)								
	Electric	100%			2033	* *	4	\$700	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$1,200	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement To 1st Floor					
				Explanation : One Unit					
Fire Suppression									
	Standpipe								
	Generic	100%			2054	* *	1-5	\$9,500	
	Sprinkler								
	No Component	70%							
	Generic	30%			2054	* *	1-2	\$1,600	

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$91,200	
Electrical		\$147,700
Mechanical		\$90,000
Total	\$91,200	\$237,700
Importance Code A	\$91,200	
Importance Code B		\$237,700
Total	\$91,200	\$237,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture		\$9,300		\$4,700
Interior Architecture		\$4,400		
Electrical	\$12,400	\$400	\$400	\$500
Mechanical	\$4,800	\$700	\$2,100	\$2,600
Total	\$17,200	\$14,800	\$2,500	\$7,800
Importance Code A	\$400	\$9,700	\$400	\$5,200
Importance Code B	\$16,800	\$5,100	\$2,200	\$2,700
Importance Code C				
Total	\$17,200	\$14,800	\$2,500	\$7,800



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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	* *	5	\$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	\$91,200	2040	* *			1
Miss/Damaged Flashings, Extent : Severe, Area Affected : 10%									
Location : Over Multi-purpose Room									
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Multi-purpose Room, Librarians Area									
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	
Staining/Discoloring, Extent : Moderate, Area Affected : 15%									
Location : Reading Area									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Multi-purpose Room, Librarians Office									
	Exposed 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		
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%			2030	\$1,600	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room Basement									
Explanation : One 400 Ampere Main Disconnect Switch									

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$35,000	5	\$200	
	Raceway								
	Conduit	40%			2030	\$13,600	1		
	Conduit	60%			2040	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2029	\$800	5		
	Molded Case Bkrs	40%			2029	\$6,500	5	\$100	
	Molded Case Bkrs	55%			2038	* *	5	\$100	
	Wiring								
	Braided Cloth	40%	2-4	\$12,000	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	40%			2030	\$12,000	1		
	Thermoplastic	20%			2040	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$16,400	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	55%			2030	\$42,200	10	\$3,600	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	30%			2030	\$23,000	10	\$1,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2030	\$7,700	10	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Light Fixtures							
	HID	5%			2030	\$2,600	10		
	Egress Lighting								
	Emergency, Battery	50%			2030	\$5,200	10	\$900	
	Exit, LED	50%			2045	* *	1		
	Exterior Lighting								
	HID	50%			2030	\$14,500	10		
	No Component	50%							
Alarm									
	Security System								
	No Component	50%							
	Generic	50%			2030	\$11,600	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Inside And Outside Of The Building							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Fire/Smoke Detection

No Component	50%								
Generic, Digital	50%				2030	\$39,700	1-3	\$2,200	

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

Heating

Energy Source

Natural Gas	100%				2040	* *	1		
Conversion Equipment									
Furnace	100%				2030	\$16,900	1	\$3,500	
<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%				2038	* *	1		
Conversion Equipment									
Ext Pkg Unit - Heating/Cooling	100%				2030	\$90,000	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : 1 Unit. Roof</i>									

Heat Rejection

Air Cooled Condenser Unit	100%				2030	\$14,500	2	\$4,900	
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Ventilation

Distribution

Ductwork/Diffusers	100%	0-2		\$3,300	LIFE	* *	2-5	\$3,900	
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 30%</i>									
<i>Location : Roof - Water Leaking To 1st Floor</i>									

Exhaust Fans

Roof	100%				2030	\$11,900	2	\$200	
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Plumbing

H/C Water Piping

Brass/Copper	100%				2040	* *	1		
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Water Heater

Gas Fired	100%				2028	\$4,400	2	\$100	
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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%				2023	\$200	4	\$200	
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Sewage Ejector(s)

Electric	100%				2025	\$2,100	4	\$300	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$96,600	
Mechanical		\$299,400
Total	\$96,600	\$299,400
Importance Code A	\$96,600	\$59,500
Importance Code B		\$239,900
Total	\$96,600	\$299,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$12,300			
Interior Architecture	\$68,500	\$700		\$4,100
Electrical	\$700	\$900	\$700	\$1,800
Mechanical	\$2,200	\$800	\$2,600	\$800
Total	\$83,800	\$2,400	\$3,200	\$6,700
Importance Code A	\$12,700	\$400	\$400	\$500
Importance Code B	\$68,900	\$1,600	\$2,800	\$6,200
Importance Code C	\$2,100	\$400		
Total	\$83,800	\$2,400	\$3,200	\$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
DOUGLASTON / LITTLE NECK BRANCH LIBRARY
Asset # : 13285

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	100%	0-2	\$96,600	LIFE	* *	5	\$9,800	
Misaligned/Bulging, Extent : Moderate, Area Affected : 15%									
Location : West Facade On 249th Street									
Painted Surfaces, Extent : Light, Area Affected : 25%									
Location : West Facade									
Vertical Cracks, Extent : Moderate, Area Affected : 10%									
Location : West Facade, Chimney									
Windows									
	Aluminum	98%	Now	\$300	2046	* *	5	\$200	
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Work Room									
	Metal Louvers	2%			2039	* *	10		
Parapets									
	Cast Stone/Terra Cotta	5%	Now	\$700	LIFE	* *	5	\$400	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Coping									
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : Coping									
	Masonry: Brick	92%	Now	\$11,300	LIFE	* *	5	\$900	
Painted Surfaces, Extent : Moderate, Area Affected : 25%									
Location : West Parapet									
Spalling, Extent : Moderate, Area Affected : 20%									
Location : East Parapet									
Worn/Eroded, Extent : Moderate, Area Affected : 15%									
Location : East Parapet									
	Pre-Cast Concrete	3%			LIFE	* *	5	\$200	
Roof									
	Modified Bitumen	100%			2038	* *	10	\$10,900	
Interior									
Floors									
	Carpet	45%			2031	\$70,800	3	\$10,200	
	Carpet	15%	Now	\$23,600	2032	* *	3	\$2,600	
Worn/Eroded, Extent : Severe, Area Affected : 100%									
Location : Library Office Area									
	Cast in Place Concrete	10%			LIFE	* *	5	\$2,500	
	Ceramic Tile	5%			2043	* *	5	\$600	
	Vinyl Tile	25%	Now	\$26,200	2040	* *	3	\$1,100	
Cracking/Crumbling, Extent : Severe, Area Affected : 100%									
Location : Staff Room, Kitchen And Storage Area									

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Interior									
Interior Walls									
	Ceramic Tile	5%			2043	**	5	\$900	
	Concrete Masonry Unit	10%	4+	\$2,100	LIFE	**	5	\$700	
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Basement Storage Area									
	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	\$9,800	2050	**	5	\$600	
Broken/Missing Elements, Extent : Severe, Area Affected : 25%									
Location : Pantry									
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : Pantry									
Staining/Discoloring, Extent : Severe, Area Affected : 25%									
Location : Pantry									
	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		
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2040	**	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement									
Explanation : Main Service Disconnect Switch Rated At 400 Amperes.									
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.
** Replacement cost estimated to be beyond ten years is not included in this report.

QUEENS PUBLIC LIBRARY - 039
DOUGLASTON / LITTLE NECK BRANCH LIBRARY

Asset # : 13285

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	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	\$8,200	10	\$700	
		T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement							
	LED	90%			2038	* *			
	Egress Lighting								
	Emergency, Battery	50%			2035	* *	10	\$900	
	Exit, Service	50%			2035	* *	1		
	Exterior Lighting								
	HID	30%			2030	\$9,300	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2038	* *	1	\$2,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Outside Perimeter							
		Explanation : CCTV Surveillance Camera							
	Fire/Smoke Detection								
	Generic, Digital	100%			2035	* *	1-3	\$4,700	
		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		
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%			2040	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2028	\$59,500	1	\$3,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$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.

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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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	70%			2030	\$75,900	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	\$164,000	2	\$500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Ceiling							
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2030	\$15,500	2	\$5,300	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Interior	100%			2030	\$27,400	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$4,700	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$1,200	4	\$200	

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Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Electrical	\$35,000	
Total	\$35,000	
Importance Code B	\$35,000	
Total	\$35,000	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$22,000		\$4,600	\$800
Interior Architecture	\$4,100	\$600		\$117,600
Electrical	\$8,900	\$13,900	\$56,400	\$700
Mechanical	\$5,500	\$500	\$1,200	\$500
Total	\$40,500	\$15,000	\$62,200	\$119,600
Importance Code A	\$22,400	\$400	\$6,700	\$1,200
Importance Code B	\$18,100	\$14,600	\$55,600	\$118,400
Importance Code C				
Total	\$40,500	\$15,000	\$62,200	\$119,600



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
EAST ELMHURST BRANCH LIBRARY
Asset # : 13286

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	85%			LIFE	**	5	\$13,800	
	Window Wall	15%			2044	**	5	\$9,100	
	Windows								
	Aluminum	100%			2040	**	5	\$1,500	
	Roof								
	Modified Bitumen	100%			2032	**	10	\$22,000	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Interior									
	Floors								
	Carpet	70%			2025	\$113,500	3	\$16,400	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
	Ceramic Tile	5%			2033	**	5	\$600	
	Vinyl Tile	20%			2032	**	3	\$900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Interior Walls								
	Concrete Masonry Unit	10%			LIFE	**	5	\$500	
	Folding Partition	5%			2046	**	5	\$1,500	
	Glass: Single Pane	10%			LIFE	**	5	\$900	
	Gypsum Board	75%			LIFE	**	5	\$5,200	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Ceilings								
	AcousTileConcealSpLn	95%			2041	**	5	\$13,900	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Throughout							
	Exposed Struc: Steel	5%			LIFE	**			

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2024	\$1,600	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Switch Rated At 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2024	\$35,000	5	\$200	
	Raceway								
	Conduit	80%			2024	\$27,200	1		
	Conduit	20%			2034	* *	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
EAST ELMHURST BRANCH LIBRARY
Asset # : 13286

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Molded Case Bkrs	80%			2023	\$13,000	5	\$200	
	Molded Case Bkrs	20%			2032	* *	5		
Wiring									
	Thermoplastic	80%			2024	\$24,000	1		
	Thermoplastic	20%			2034	* *	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	80%			2032	* *	10	\$5,700	
	T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
	Fluorescent	5%			2032	* *	10	\$400	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Compact Fluorescent Lighting								
	Fluorescent	15%			2032	* *	10	\$1,100	
	T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100% Location : Throughout The Building								
Egress Lighting									
	Emergency, Battery	20%			2024	\$2,300	10	\$400	
	Exit, Service	80%			2022	\$1,000	1		
Exterior Lighting									
	HID	100%			2032	* *	10		
Alarm									
Security System									
	Generic	100%			2032	* *	1	\$2,900	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic	100%			2032	* *	1-3	\$4,800	
	Other Observation, Extent : Moderate, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Station, Horns And Smoke Detectors								

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2032	* *	1	\$3,900	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Rooftop Package Unit						
	Terminal Devices								
	Convactor/Radiator	30%			2037	* *	1	\$800	
	No Component	70%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2040	* *	1		
	Conversion Equipment								
	Ext Pkg Unit -	100%			2032	* *	2	\$500	
	Heating/Cooling								
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Rooftop Package Unit, R-410a Refrigerant						
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,400	
	Exhaust Fans								
	Roof	100%			2032	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2044	* *	1		
	Water Heater								
	Gas Fired	100%			2022	\$4,800	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$61,700	
Interior Architecture		\$73,200
Electrical		\$35,000
Mechanical	\$71,100	\$53,800
Total	\$132,800	\$162,100
Importance Code A	\$61,700	
Importance Code B	\$71,100	\$162,100
Total	\$132,800	\$162,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$7,800	\$1,400		\$19,500
Interior Architecture		\$4,200	\$1,200	
Electrical	\$6,500	\$700	\$600	\$9,000
Mechanical	\$26,200	\$1,100	\$2,400	\$17,700
Site Enclosure	\$800			
Site Pavements	\$700			
Total	\$42,100	\$7,400	\$4,300	\$46,200
Importance Code A	\$32,300	\$1,700	\$300	\$19,900
Importance Code B	\$8,300	\$5,700	\$3,900	\$26,300
Importance Code C	\$1,500			
Total	\$42,100	\$7,400	\$4,300	\$46,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$61,700	LIFE	**	5	\$9,400	
Spalling, Extent : Severe, Area Affected : 5%								
Location : Base Of Building At Front Facade And Side Yard Base								
Window Wall	10%			2050	**	5	\$3,900	
Windows								
Aluminum	100%			2038	**	5	\$2,500	
Parapets								
Masonry: Brick	90%	Now	\$7,800	LIFE	**	5	\$1,300	
Spalling, Extent : Severe, Area Affected : 10%								
Location : Exterior Face Of Parapet Walls								
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	
Ponding, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Other Observation, Extent : Moderate, Area Affected : 2%								
Location : Main Roof								
Explanation : Clogged Drain								
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	\$73,200	3	\$3,000	
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	\$800	2050	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
Location : Left Side And Rear Of Building								
Free Standing Walls								
Cast in Place Concrete	100%			2065	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2043	**			

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	2-4	\$700	2043	* *			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Side Yard</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%			2030	\$1,600	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Rating Available.</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2030	\$35,000	5	\$200	
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Raceway

Conduit	100%			2030	\$34,000	1		
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Panelboards

Molded Case Bkrs	90%			2029	\$14,600	5	\$100	
Molded Case Bkrs	10%			2046	* *	5		

Wiring

Braided Cloth	20%	2-4	\$6,000	2055	* *	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%
Location : Electrical, Mechanical Rooms

Thermoplastic	80%			2030	\$24,000	1		
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Motor Controllers

Locally Mounted	100%			2028	\$16,400	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	\$5,400	10	\$100	
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Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Front And Side Of The Building

HID	5%			2025	\$1,300	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Security System

No Component

30%

Generic

70%

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		
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%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

0-2

\$24,400

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

\$500

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

\$53,800

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

\$71,100

1

\$3,900

Heat Rejection

Air Cooled Condenser

100%

2030

\$12,800

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.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	50%		2025	\$11,300	2	\$100	
	Roof	50%		2025	\$5,300	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2040	* *	1		
	Water Heater							
	Gas Fired	100%		2028	\$3,900	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

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

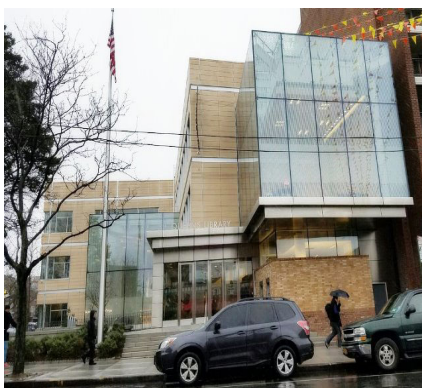
Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 : 28-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 1837 **Lot** : 1 **BIN** : 4045226

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$36,700	\$361,900
Mechanical		\$1,017,800
Total	\$36,700	\$1,379,600
Importance Code A	\$36,700	\$361,900
Importance Code B		\$1,017,800
Total	\$36,700	\$1,379,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$32,600
Interior Architecture	\$32,300		\$6,600	\$600
Electrical	\$1,200	\$900	\$30,400	\$1,800
Mechanical	\$14,600	\$4,600	\$34,100	\$6,000
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$56,000	\$13,400	\$78,900	\$48,900
Importance Code A	\$12,300	\$1,600	\$1,600	\$34,100
Importance Code B	\$43,700	\$11,800	\$77,300	\$14,200
Importance Code C				\$600
Total	\$56,000	\$13,400	\$78,900	\$48,900



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			
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	\$254,600	
	Masonry: Brick	5%			LIFE	**	5	\$3,300	
	Metal, Corrugated	5%			2055	**	1		
	Metal Panel	10%			2055	**	5-10	\$44,800	
	Window Wall	30%			2055	**	5	\$73,300	
Windows									
	Aluminum	100%			2051	**	5	\$8,200	
Parapets									
	Cast Stone/Terra Cotta	20%			LIFE	**	5	\$6,000	
	Concrete Masonry Unit	70%			LIFE	**	5	\$3,100	
	Metal Rail	10%			2046	**	5-10	\$7,000	
Roof									
	Green, Roof Inaccessible	20%			LIFE	**			
	IRMA/Protected Membrane	80%			2037	**	10	\$70,600	
Soffits									
	Metal Panel	100%			2055	**	5-10		
Interior									
Floors									
	Cast in Place Concrete	30%			LIFE	**	5	\$30,900	
	Sheet Vinyl/Rubber	55%			2037	**	5	\$38,800	
	Wood	15%			2064	**	5	\$13,200	
Interior Walls									
	Cast Stone/Terra Cotta	2%			LIFE	**			
	Folding Partition	1%			2045	**	5	\$1,200	
	Gypsum Board	75%			LIFE	**	5	\$21,100	
	Masonry: Brick	2%			LIFE	**			
	Metal Panel	10%			LIFE	**			
	Plywood/Hardboard	5%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Composite Plastic Product At Entrances To Library Spaces									
	Wood	5%			LIFE	**	5	\$9,400	
Ceilings									
	AcousTileSusp.Lay-In	55%			2042	**	5	\$25,900	
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	20%			LIFE	**	5	\$11,800	
	Metal Panel	10%			LIFE	**	5	\$5,900	
	Plywood/Hardboard	5%			2055	**	1		
Other Observation, Extent : Light, Area Affected : 5%									
Location : Interior Entrances To Library Rooms									
Explanation : Composite Plastic Material Used As Soffits									
	Wood	5%			LIFE	**	5	\$20,600	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2073	**			

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

Estimates are rounded to the nearest hundred dollars.

Maintenance \$ are aggregated over a ten-year period. Site 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Enclosure

Free Standing Walls

Cast in Place Concrete	100%		2073	**
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		2042	**
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On-Site Walkways

Cast in Place Concrete	90%		2046	**
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Pavers/Stone	10%		2042	**
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Activity Yard

Pavers/Stone	100%		2038	**
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Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2049	**	5	\$100
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 2,500 Amperes Main Service Switch*

Switchgear / Switchboard

Fused Disc Sw	10%		2049	**	5	
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Molded Case Bkrs	90%		2055	**	5	\$700
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Raceway

Conduit	100%		2049	**	1	
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Panelboards

Fused Disc Sw	10%		2045	**	5	\$100
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Molded Case Bkrs	90%		2045	**	5	\$700
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Wiring

Thermoplastic	100%		2049	**	1	
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Motor Controllers

Locally Mounted	100%		2042	**	5	\$200
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Ground

Grounding Devices

Generic	100%		LIFE	**	5	\$500
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Lighting

Interior Lighting

Fluorescent	95%		2034	**	10	\$27,400
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout*

Fluorescent	5%		2034	**	10	\$1,400
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout*

Egress Lighting

Emergency, Battery	50%		2029	\$23,000	10	\$3,800
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Exit, LED	50%		2057	**	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.

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Exterior Lighting								
	Fluorescent	20%			2034	**	10	\$600	
	LED	2%			2034	**			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor Media Center								
	Explanation : LED Lighting Observed								
	No Component	78%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2034	**	1	\$3,500	
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Digital	30%			2034	**	1-3	\$6,000	
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2049	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$12,300	2034	**	1	\$14,000	
	Malfunctioning, Extent : Severe, Area Affected : 100%								
	Location : Basement								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Basement								
	Explanation : No Makeup Air Or Ventilation In Mechanical Room								
	Distribution								
	Hot Wtr Piping/Pump	100%			2037	**	4	\$1,600	
	Terminal Devices								
	Air Handler	100%			2029	\$448,600	1	\$19,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	**	1		
	Conversion Equipment								
	Ext Pkg Unit -	80%			2029	\$319,500	2	\$1,500	
	Heating/Cooling								
	Split Unit	20%			2029	\$136,200			
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2	\$40,900	
Ventilation									
	Distribution								
	Ductwork/Diffusers	20%			LIFE	**	2-5	\$3,500	
	No Component	80%							

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
ELMHURST BRANCH LIBRARY
Asset # : 14553

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Interior	100%		2029	\$113,500	2	\$1,000	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2039	* *	1		
	Water Heater							
	Gas Fired	100%		2024	\$19,500	2	\$500	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sewage Ejector(s)							
	Electric	100%		2029	\$9,200	4	\$1,300	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : All Floors							
	Explanation : 2 Elevators							
	Escalators							
	Not Accessible	100%						
Fire Suppression								
	Sprinkler							
	No Component	50%						
	Generic	50%		2049	* *	1-2	\$4,400	

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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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 : 14-Dec-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Sub Basement, Roof, Floors 1,3
Block : 5043 **Lot** : 11 **BIN** : 4114282

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$675,200
Interior Architecture		\$232,000
Electrical		\$549,200
Mechanical	\$52,200	\$2,802,200
Total	\$52,200	\$4,258,600
Importance Code A		\$675,200
Importance Code B	\$52,200	\$3,548,000
Importance Code C		\$35,500
Total	\$52,200	\$4,258,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$30,500		\$9,700	\$11,100
Interior Architecture	\$28,400	\$4,600		\$15,300
Electrical	\$12,700	\$5,800	\$16,000	\$6,900
Mechanical	\$39,200	\$19,600	\$54,600	\$20,800
Elevators/Escalators	\$7,900	\$7,900	\$7,900	\$7,900
Total	\$118,700	\$38,000	\$88,200	\$61,900
Importance Code A	\$33,400	\$2,900	\$12,800	\$14,000
Importance Code B	\$85,300	\$32,600	\$75,500	\$48,000
Importance Code C		\$2,500		
Total	\$118,700	\$38,000	\$88,200	\$61,900



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
FLUSHING BRANCH LIBRARY
Asset # : 4200

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$9,300	
Metal/Glass Curt Wall	45%			LIFE	**	5	\$39,300	
Metal Panel	3%			2049	**	5-10	\$9,600	
Metal Coiling Doors	3%			2042	**	5	\$4,400	
Granite Panels	27%			LIFE	**	5	\$9,400	
Window Wall	2%			2049	**	5	\$3,500	
Windows								
Aluminum	98%			2045	**	5	\$22,200	
Metal Louvers	2%			2038	**	10	\$2,800	
Parapets								
Masonry: Brick	5%			LIFE	**	5	\$300	
Metal/Glass Curt Wall	50%			2049	**	5	\$10,800	
Metal Rail	35%			2042	**	5-10	\$35,100	
Granite Panels	10%	Now	\$7,000	LIFE	**	5	\$600	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%								
Location : Coping								
Roof								
Built-Up (BUR)	90%			2029	\$595,400	10	\$40,500	
Plaza Roof: Stone Panels	8%			2049	**			
Skylight, Plastic	2%			2042	**	1		
Soffits								
Metal Panel	40%			2049	**	5-10		
Stucco Cement	60%			2042	**	5		
Interior								
Floors								
Carpet	30%			2028	\$362,400	3	\$52,400	
Cast in Place Concrete	10%			LIFE	**	5	\$19,100	
Ceramic Tile	5%			2038	**	5	\$4,400	
Granite Panels	30%			LIFE	**	5	\$19,700	
Vinyl Tile	18%			2034	**	3	\$7,900	
Vinyl Tile	2%	Now	\$4,800	2034	**	3	\$700	
Patching Evident, Extent : Moderate, Area Affected : 20%								
Location : Treads On Main Stairs								
Worn/Eroded, Extent : Moderate, Area Affected : 20%								
Location : Treads On Main Stairs								
Wood	5%			2057	**	5	\$8,200	
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$4,900	
Concrete Masonry Unit	15%			LIFE	**	5	\$5,900	
Glass: Single Pane	10%			LIFE	**	5	\$7,400	
Gypsum Board	60%			LIFE	**	5	\$35,500	
Metal Panel	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$19,700	

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	10%			2042	**	5	\$8,700	
Exposed Concrete	10%			LIFE	**	5	\$1,400	
Gypsum Board	20%			LIFE	**	5	\$21,800	
Metal Panel	15%			LIFE	**	5	\$16,400	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Corridors								
Explanation : Suspension Panels								
Metal Panel	25%			LIFE	**	5	\$27,300	
Wood	20%			LIFE	**	5	\$152,800	
Site Enclosure								
Retaining Walls								
Masonry: Fieldstone	100%			2049	**			
Other Observation, Extent : Light, Area Affected : 100%								
Location : Planter Area By Entry								
Explanation : This Is Actually Granite Clad Walls								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2034	**			
On-Site Walkways								
Masonry: Granite	100%			LIFE	**			
Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2049	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 4,000 Ampere Main Disconnect Switch								
Fused Disc Sw	50%			2049	**	5	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : One 400 Ampere Main Disconnect Switch For Emergency								
Transformers								
Dry Type	100%			2042	**	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%			2049	**	5	\$300	
Raceway								
Conduit	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
FLUSHING BRANCH LIBRARY
Asset # : 4200

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2045	**	5	\$100	
	Molded Case Bkrs	90%			2045	**	5	\$1,400	
Wiring									
	Thermoplastic	100%			2049	**	1		
Motor Controllers									
	Locally Mounted	10%			2042	**	5		
	Motor Control Center	90%			2042	**	5	\$1,400	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$900	
Stand-by Power									
Transfer Switches									
	Automatic	100%			2042	**	1	\$18,000	
Generators									
	Diesel	100%	Now	\$4,000	2032	**	1	\$20,300	
	Not in Service, Extent : Moderate, Area Affected : 5%								
	Location : Rooftop								
	Other Observation, Extent : Moderate, Area Affected : 100%								
	Location : Roof								
	Explanation : One 230 Kilowatt Does Not Operate Due To Fuel Leak								
Batteries									
	Lead/Acid	100%			2022	\$1,600	5	\$2,200	
Fuel Storage									
	Day Tank	50%	Now	\$900	2037	**	5	\$2,700	
	Other Observation, Extent : Light, Area Affected : 5%								
	Location : Roof								
	Explanation : 75 Gallon Tank Leaks								
	Main Tank	50%			2057	**	5	\$900	
	Other Observation, Extent : Light, Area Affected : 95%								
	Location : Basement								
	Explanation : 3,000 Gallon Tank								
Lighting									
Interior Lighting									
	Fluorescent	80%			2029	\$506,400	10	\$42,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	18%			2034	**	10	\$9,600	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Incandescent	2%			2034	**	2		
Egress Lighting									
	Emergency, Service	60%			2034	**	1		
	Exit, LED	40%			2057	**	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
FLUSHING BRANCH LIBRARY
Asset # : 4200

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

Lighting

Exterior Lighting
Fluorescent

5%
2034 * * 10 \$300
Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Outside Perimeter

HID

15%

2034

* *

10

No Component

80%

Alarm

Security System

No Component

65%

Generic

35%

2034

* *

1

\$7,600

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2034

* *

1-3

\$11,100

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

Heating

Energy Source

Interruptible Gas/Dual
Fuel

100%

2039

* *

1

Conversion Equipment

Hot Water Boiler

100%

2034

* *

1

\$28,900

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

Location : Basement Boiler Room

Explanation : 2 Units - Providing Chilled Water Also

Distribution

Hot Wtr Piping/Pump

100%

2037

* *

4

\$2,900

Terminal Devices

Air Handler

60%

2029

\$499,600

1

\$21,700

Convector/Radiator

30%

2034

* *

1

\$5,700

Unit Heater - Steam

10%

2024

\$21,200

4

\$500

Air Conditioning

Energy Source

Natural Gas

100%

2039

* *

1

Conversion Equipment

Absorption

99%

2029

\$1,213,700

1

\$62,500

Chiller/Direct Fire

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

Location : Boiler Room, Basement

Explanation : 2 Combination Heater - Chiller Units

Split Unit

1%

2029

\$12,600

Distribution

CW & CHW Wtr

100%

2039

* *

4

\$4,300

Pipe/Pump

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2029	\$664,100	1	\$36,100	
	Heat Rejection								
	Water Cooling Tower	100%	Now	\$22,500	2027	\$224,700	2	\$47,000	
		Damaged, Extent : Severe, Area Affected : 10%							
		Location : Roof Polyvinyl Chloride Piping							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 2 Units							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$32,500	
	Exhaust Fans								
	Interior	95%			2029	\$200,100	2	\$1,700	
	Roof	5%			2029	\$4,900	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2039	* *	1		
	Water Heater								
	Electric	100%			2024	\$52,200	4	\$300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 2 Units							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2029	\$17,100	4	\$2,300	
	Backflow Preventer								
	No Component	50%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Water Service Room							
		Explanation : Domestic Service							
	Generic	50%			2029	\$7,500	1	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor Sprinkler Room							
		Explanation : Fire Service							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : C, M, L, 1st To 3rd Floor							
		Explanation : Two Units							

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Fire Suppression	Sprinkler							
	Generic	100%		2049	* *	1-2	\$16,400	

*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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : FOREST HILLS BRANCH LIBRARY
Address : 108-19 71ST AVE.
Borough : QUEENS **Agency's Number** : FH
Program / Asset # : QPL0F22.000 / 13290 **Yr Built/Renovated** : 1958 / 2001
Area Sq Ft : 21,941 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 28-Nov-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 2223 **Lot** : 54 **BIN** : 4052345

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$234,600	
Electrical		\$346,900
Mechanical		\$297,400
Total	\$234,600	\$644,300
Importance Code A	\$234,600	
Importance Code B		\$644,300
Total	\$234,600	\$644,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$20,500		\$6,500	\$1,000
Interior Architecture	\$3,300		\$7,700	\$1,300
Electrical	\$20,600	\$1,000	\$1,000	\$600
Mechanical	\$4,700	\$5,700	\$12,100	\$6,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,900	\$10,600	\$31,200	\$13,200
Importance Code A	\$21,600	\$1,100	\$7,600	\$2,100
Importance Code B	\$29,900	\$9,500	\$23,500	\$11,100
Importance Code C	\$1,500			
Total	\$52,900	\$10,600	\$31,200	\$13,200



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
FOREST HILLS BRANCH LIBRARY
Asset # : 13290

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	82%	Now	\$185,600	LIFE	**	5	\$28,400	
		Horizontal Cracks, Extent : Moderate, Area Affected : 10%							
		Location : Main Entrance							
		Vertical Cracks, Extent : Moderate, Area Affected : 5%							
		Location : East Facade							
	Masonry: Limestone	5%	Now	\$20,500	LIFE	**	5	\$1,300	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 25%							
		Location : Window Sills							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Window Sills							
	Granite Panels	3%			LIFE	**	5	\$800	
	Window Wall	10%			2039	**	5	\$13,000	
Windows									
	Aluminum	97%			2045	**	5	\$2,100	
	Metal Louvers	3%			2038	**	10	\$400	
Parapets									
	Masonry: Brick	95%	4+	\$49,000	LIFE	**	5	\$3,900	
		Spalling, Extent : Moderate, Area Affected : 20%							
		Location : Throughout							
		Worn/Eroded, Extent : Moderate, Area Affected : 20%							
		Location : Interior Face							
	Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof									
	Modified Bitumen	100%			2037	**	10	\$23,800	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Throughout							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	50%			2030	\$212,700	3	\$23,100	
	Cast in Place Concrete	7%			LIFE	**	5	\$4,700	
	Ceramic Tile	3%			2042	**	5	\$900	
	Terrazzo	5%			LIFE	**	5	\$1,200	
	Vinyl Tile	35%			2034	**	3	\$5,400	
Interior Walls									
	Ceramic Tile	5%			2042	**	5	\$2,900	
	Concrete Masonry Unit	25%			LIFE	**	5	\$5,800	
	Gypsum Board	25%			LIFE	**	5	\$8,800	
	Plaster	40%			LIFE	**	5	\$7,000	
	SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	40%			2046	**	5	\$12,300	
	Plaster	60%			LIFE	**	5	\$11,500	

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
FOREST HILLS BRANCH LIBRARY
Asset # : 13290

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

Site Enclosure

Fence/Gates

Aluminum Rail	20%			2034		**	5-10		
Iron Picket	80%			2049		**			

Free Standing Walls

Masonry: Brick	100%			2039		**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2034		**			
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On-Site Walkways

Cast in Place Concrete	100%			2034		**			
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Activity Yard

Cast in Place Concrete	100%			2034		**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2029		\$2,700	5	\$100	
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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%			2029		\$35,000	5	\$600	
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Raceway

Conduit	90%			2039		**	1		
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Conduit	10%	4+	\$100	2039		**	1		
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Corroded, Extent : Moderate, Area Affected : 2%

Location : Rooftop

Panelboards

Fused Disc Sw	20%			2028		\$4,900	5	\$100	
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Molded Case Bkrs	20%			2037		**	5	\$100	
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Molded Case Bkrs	60%			2028		\$14,600	5	\$300	
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Wiring

Braided Cloth	65%	4+	\$19,500	2054		**	1		
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Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Throughout

Thermoplastic	35%			2039		**	1		
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Motor Controllers

Locally Mounted	10%			2027		\$4,900	5		
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Motor Control Center	90%			2027		\$10,900	5	\$500	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$300	
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Lighting

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

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

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

Lighting

Interior Lighting
Fluorescent

90%
2029 \$214,200 10 \$18,100
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%
Location : Throughout The Building

Fluorescent

10%
2029 \$23,800 10 \$2,000
Compact Fluorescent Light, Extent : Light, Area Affected : 100%
Location : Throughout

Egress Lighting

Emergency, Battery

50% 2029 \$16,000 10 \$2,600

Exit, Battery

50% 2029 \$5,500 10 \$700

Exterior Lighting

HID

10% 2029 \$9,000 10

No Component

90%

Alarm**Security System**

No Component

70%

Generic

30%
2029 \$21,600 1 \$2,500
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Intrusion Alarm Only

Fire/Smoke Detection

No Component

70%

Generic, Analog

30%
2029 \$73,900 1-3 \$4,100
Other Observation, Extent : Light, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Light, Manual Pull Station And Smoke Detectors

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

Heating**Energy Source**

Natural Gas

100% 2049 * * 1

Conversion Equipment

Hot Water Boiler

100% 2034 * * 1 \$10,900
Other Observation, Extent : Light, Area Affected : 100%
Location : Basement Boiler Room
Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

100% 2037 * * 4 \$1,100

Terminal Devices

Air Handler

60% 2029 \$187,900 1 \$8,100

Convactor/Radiator

40% 2034 * * 1 \$2,800

Air Conditioning**Energy Source**

Electricity

100% 2045 * * 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
FOREST HILLS BRANCH LIBRARY
Asset # : 13290

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Split Unit	40%			2034	**			
	No Component	60%							
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2	\$28,500	
Terminal Devices									
	Air Handler/Cool/Ht	70%			2029	\$69,900	1	\$9,500	
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	70%			2029	\$12,600	2	\$10,700	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,200	
Exhaust Fans									
	Interior	50%			2029	\$39,600	2	\$300	
	Roof	50%			2029	\$18,500	2	\$300	
Plumbing									
	H/C Water Piping								
	Brass/Copper	80%			2039	**	1		
	Galvanized Steel	20%			2034	**	1		
Water Heater									
	Gas Fired	100%			2027	\$13,600	2	\$300	
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Submersible	100%			2022	\$800	4	\$700	
Sewage Ejector(s)									
	Electric	100%			2034	**	4	\$1,300	
Fixtures									
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 2nd Floor									
Explanation : 1 Unit									
Fire Suppression									
	Sprinkler								
	No Component	70%							
	Generic	30%			2039	**	1-2	\$1,800	

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$39,800
Site Pavements	\$65,300	
Total	\$65,300	\$39,800
Importance Code A		\$39,800
Importance Code C	\$65,300	
Total	\$65,300	\$39,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$12,500			
Interior Architecture	\$16,200		\$4,600	\$800
Electrical	\$1,900	\$1,800	\$1,900	\$1,500
Mechanical	\$6,100	\$1,600	\$4,400	\$1,800
Site Pavements				
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$40,700	\$7,400	\$14,900	\$8,100
Importance Code A	\$13,500	\$900	\$900	\$900
Importance Code B	\$24,700	\$6,500	\$14,000	\$6,800
Importance Code C	\$2,500			\$400
Total	\$40,700	\$7,400	\$14,900	\$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
GLEN OAKS BRANCH LIBRARY
Asset # : 13291

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									
Cement-Fiber Panel	75%			2036	* *	10	\$39,800		
Metal/Glass Curt Wall	25%			LIFE	* *	5	\$15,900		
Windows									
Aluminum	100%			2047	* *	5	\$1,800		
Other Observation, Extent : Light, Area Affected : 100%									
Location : 2nd Floor Community Room									
Explanation : Plywood Panel For Ventilation And Fall Protection									
Parapets									
Metal Panel	20%			2051	* *	5	\$1,000		
No Component	80%								
Other Observation, Extent : Light, Area Affected : 0%									
Location : Parapet									
Explanation : Roof Memberane Turned Up 42 Inches Tall Fiber Board Parapet Wall									
Roof									
Modified Bitumen	98%	2-4	\$3,700	2036	* *				
Seams Open/Split, Extent : Light, Area Affected : 1%									
Location : Roof, Near Drain									
Skylight, Metal/Glass	2%			2051	* *	10	\$900		
Soffits									
Embossed Metal	100%			LIFE	* *	5			
Interior									
Floors									
Carpet	60%			2030	\$118,100	3	\$12,800		
Cast in Place Concrete	2%			LIFE	* *	5	\$1,200		
Ceramic Tile	5%			2040	* *	5	\$700		
Sheet Vinyl/Rubber	30%			2036	* *	5	\$6,400		
Vinyl Tile	3%	2-4	\$400	2031	\$3,900	3	\$200		
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%									
Location : Bsmnt Mechanical Corridor									
Interior Walls									
Cast in Place Concrete	2%			LIFE	* *	10	\$800		
Ceramic Tile	5%			2040	* *	5	\$800		
Glass: Single Pane	3%			LIFE	* *	5	\$700		
Gypsum Board	90%	2-4	\$1,300	LIFE	* *	5	\$8,800		
Cracking/Crumbling, Extent : Light, Area Affected : 1%									
Location : Bsmnt Office Hall									
Vinyl Covering, Extent : Light, Area Affected : 1%									
Location : Bsmnt Office Entry Base Molding Delaminating									

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	5%			2044	**	5	\$700	
	Embossed Metal	83%	4+	\$4,400	LIFE	**	5	\$5,300	
		Misaligned/Bulging, Extent : Light, Area Affected : 2%							
		Location : 1st Floor And 2nd Floor Reading Room							
	Exposed Struc: Steel	2%			LIFE	**	10	\$600	
	Gypsum Board	10%	0-2	\$7,700	LIFE	**	5	\$1,800	
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Bsmnt Reading Room Skylight Utopia Parkway							
Site Enclosure									
	Fence/Gates								
	Cast in Place Concrete	20%			2066	**			
	Metal Panel	10%			LIFE	**	10		
	Wood	70%			2032	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	80%			2044	**			
	Pavers/Stone	20%			2040	**			
On-Site Walkways									
	Slate	90%	0-2	\$65,300	LIFE	**	5	\$4,600	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Intersection Utopia Parkway And 256th Street							
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Along Utopia Parkway And 256th Street							
		Uneven Substrate, Extent : Moderate, Area Affected : 5%							
		Location : Front Entry							
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Utopia Parkway							
	No Component	10%							
		Other Observation, Extent : Light, Area Affected : 0%							
		Location : Along Utopia Parkway And 256th Street							
		Explanation : Glass Skylight							

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2057	* *	5	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Electrical Room								
	Explanation : Main Service Disconnect Switch Rated At 1,200 Amperes.								
Switchgear / Switchboard									
	Fused Disc Sw	100%			2057	* *	5	\$100	
Raceway									
	Conduit	100%			2057	* *	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
GLEN OAKS BRANCH LIBRARY
Asset # : 13291

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			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	\$500	
Lighting									
Interior Lighting									
	Fluorescent	85%			2039	**	10	\$14,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : T-8 Lamps								
	Fluorescent	10%			2039	**	10	\$1,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Lobby								
	Explanation : Compact Fluorescent Light								
	Fluorescent	5%			2039	**	10	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Offices								
	Explanation : T-5 Lamps								
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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2039	**	1-3	\$11,100	
	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		
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
GLEN OAKS BRANCH LIBRARY
Asset # : 13291

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Furnace	80%			2036	**	1	\$7,100	
	Hot Water Boiler	20%			2044	**	1	\$1,800	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 2 Units							
	Distribution								
	Hot Wtr Piping/Pump	20%			2053	**	4	\$200	
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : R-410a Refrigerant							
	Split Unit	40%			2036	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units. R-410a							
	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	\$3,400	LIFE	**	2-5	\$10,000	
		Unbalanced System, Extent : Moderate, Area Affected : 20%							
		Location : Defective Building Management System							
	Exhaust Fans								
	Roof	100%			2036	**	2	\$600	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	**	1		
	Water Heater								
	Electric	100%			2029	\$16,100	4	\$100	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2036	* *	4	\$700	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	No Component	40%							
	Generic	60%			2057	* *	1-2	\$3,000	

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$182,000	
Interior Architecture	\$64,700	\$41,900
Electrical	\$41,500	\$40,500
Mechanical	\$83,000	\$66,600
Site Enclosure	\$36,000	
Total	\$407,200	\$149,100
Importance Code A	\$182,000	
Importance Code B	\$189,200	\$149,100
Importance Code C	\$36,000	
Total	\$407,200	\$149,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$6,700		\$500	\$100
Interior Architecture	\$1,000	\$1,100	\$86,900	\$1,300
Electrical	\$10,700	\$34,100	\$300	\$300
Mechanical	\$1,800	\$19,200	\$2,400	\$1,700
Site Enclosure	\$800			
Site Pavements	\$600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$25,500	\$58,400	\$94,000	\$7,400
Importance Code A	\$7,700	\$1,100	\$1,500	\$1,100
Importance Code B	\$16,800	\$57,200	\$92,600	\$6,300
Importance Code C	\$1,000			
Total	\$25,500	\$58,400	\$94,000	\$7,400



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	90%	Now	\$125,000	LIFE	* *	5	\$19,100	1	
Broken/Missing Elements, Extent : Moderate, Area Affected : 2%									
Location : Various									
Diagonal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Northwest Corner, Chimney									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Rusting Masonry Supt, Extent : Severe, Area Affected : 25%									
Location : At Window Openings Throughout									
Masonry: Limestone	5%			LIFE	* *	5	\$800		
Stucco Cement	5%	Now	\$6,700	2033	* *	5	\$1,300		
Cracking/Crumbling, Extent : Moderate, Area Affected : 25%									
Location : South Wall Above Roof									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : South Wall Above Roof									
Windows									
Aluminum	90%			2036	* *	5	\$2,100		
Aluminum	10%			2050	* *	5	\$200		
Parapets									
Masonry: Brick	95%			LIFE	* *	5	\$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	\$57,000	2033	* *			1	
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Main Roof									
Interior									
Floors									
Carpet	40%			2024		3	\$9,100		
Carpet	15%			2029		3	\$3,400		
Cast in Place Concrete	10%			LIFE	* *	5	\$3,300		
Ceramic Tile	5%			2031		5	\$800		
Vinyl Tile	30%			2028		3	\$2,300		
Interior Walls									
Gypsum Board	10%			LIFE	* *	5	\$600		
Plaster	5%	Now	\$500	LIFE	* *	5	\$200		
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Roof Stair, Main Library At Windows									
Water Penetration, Extent : Moderate, Area Affected : 20%									
Location : Roof Stair, Main Library At Windows									
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.

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	10%			2045	**	5	\$1,500	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Childrens Reading Area					
	Exposed Struc: Wood	15%			LIFE	**			
	Plaster	75%	0-2	\$64,700	LIFE	**	5	\$7,100	
				Cracking/Crumbling, Extent : Severe, Area Affected : 20%					
				Location : Library Area, Mezzanine & Various					
Site Enclosure									
	Free Standing Walls								
	Masonry: Brick	100%	2-4	\$36,000	2054	**			
				Broken/Missing Elements, Extent : Severe, Area Affected : 5%					
				Location : Various					
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%					
				Location : Various					
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$800	2048	**			
				Cracking/Crumbling, Extent : Moderate, Area Affected : 5%					
				Location : Various					
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : Various					
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	**			
	On-Site Walkways								
	Cast in Place Concrete	90%	2-4	\$300	2041	**			
				Loose/Delam Surface, Extent : Severe, Area Affected : 5%					
				Location : Myrtle Ave					
	Masonry: Granite	10%	4+	\$200	LIFE	**			
				Caulking Deteriorated, Extent : Severe, Area Affected : 100%					
				Location : Main Entry Steps					

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2028	\$1,600	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 400 Amperes Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$35,000	5	\$300	
	Raceway								
	Conduit	80%			2028	\$27,200	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.

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2044	* *	5		
	Molded Case Bkrs	80%			2027	\$13,000	5	\$200	
	Molded Case Bkrs	15%			2044	* *	5		
Wiring									
	Thermoplastic	80%			2028	\$24,000	1		
	Thermoplastic	20%			2048	* *	1		
Ground									
Grounding Devices									
	Generic	100%	2-4	\$10,300	LIFE	* *	5	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Water Main									
Explanation : Corroded									
Lighting									
Interior Lighting									
	Fluorescent	85%			2038	* *	10	\$7,900	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	5%			2028	\$5,500	10	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : Compact Fluorescent Lighting									
	Fluorescent	10%			2033	* *	10	\$900	
T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Childrens Room									
Egress Lighting									
	Emergency, Battery	50%			2023	\$7,400	10	\$1,200	
	Exit, LED	5%			2068	* *	1		
	Exit, Service	45%			2023	\$700	1		
Exterior Lighting									
	HID	100%			2023	\$41,500	10		
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2023	\$23,300	1	\$2,700	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Intrusion Alarm Only									

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2033	* *	1	\$10,000	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Basement Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Central Plant Steam	100%			2038	* *	4	\$800	
	Piping/Pmp								
	Terminal Devices								
	Convactor/Radiator	100%			2033	* *	1	\$3,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2044	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit -	80%			2028	\$66,600	2	\$500	
	Cooling		R-22 Refrigerant, Extent : Light, Area Affected : 80%						
			Location : Roof						
	Split Unit	20%			2023	\$43,900			
			R-22 Refrigerant, Extent : Light, Area Affected : 20%						
			Location : Basement						
	Terminal Devices								
	Fan Coil - 2 Pipe	20%			2023	\$39,100	1	\$700	
	No Component	80%							
	Heat Rejection								
	Dry Cooler	20%			2023	\$11,200	2	\$1,400	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,700	
	Exhaust Fans								
	Roof	30%			2033	* *	2	\$100	
	No Component	70%							
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$6,300	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$1,600	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.*

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	Backflow Preventer								
	No Component	90%							
	Generic	10%			2028	\$300	1	\$100	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Boiler Only							
Fixtures									
	Generic	100%							

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Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$106,000	
Electrical	\$74,200	\$39,100
Mechanical	\$160,400	\$41,600
Total	\$340,500	\$80,700
Importance Code A	\$106,000	\$41,600
Importance Code B	\$234,500	\$39,100
Total	\$340,500	\$80,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,500			\$1,900
Interior Architecture	\$7,900	\$3,900	\$400	
Electrical	\$600	\$800	\$700	\$17,600
Mechanical	\$1,100	\$1,700	\$1,500	\$35,600
Site Pavements	\$7,100			
Total	\$36,200	\$6,300	\$2,700	\$55,100
Importance Code A	\$19,900	\$400	\$400	\$2,300
Importance Code B	\$16,300	\$6,000	\$2,100	\$52,700
Importance Code C			\$200	
Total	\$36,200	\$6,300	\$2,700	\$55,100



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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.

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	75%			LIFE	**	5	\$9,100	
	Masonry: Limestone	25%	4+	\$18,000	LIFE	**	5	\$2,300	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : All Facades								
Windows									
	Aluminum	100%	2-4	\$1,200	2038	**	5	\$700	
	Hardware Missing, Extent : Moderate, Area Affected : 2%								
	Location : Meeting Room								
Parapets									
	Metal Panel	50%			2050	**	5	\$1,900	
	Metal Panel	50%			2050	**	5	\$1,900	
Roof									
	Modified Bitumen	100%	Now	\$106,000	2035	**			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : North And East Sides								
	Seams Open/Split, Extent : Moderate, Area Affected : 20%								
	Location : North And East Sides								
Soffits									
	Stucco Cement	100%	4+	\$300	2043	**	5	\$600	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Union Turnpike								
Interior									
Floors									
	Carpet	85%			2029	\$105,000	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	\$7,900	2035	**	5	\$5,600	
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Staff Work Room								
	Gypsum Board	5%			LIFE	**	5	\$600	
Site Enclosure									
	Fence/Gates								
	Chain Link	100%			2050	**			
	Free Standing Walls								
	Masonry: Brick	100%			2050	**			
Site Pavements									

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** 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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 4+ \$7,100 2043 * *

Misaligned/Bulging, Extent : Severe, Area Affected : 5%

Location : Union Turnpike At Tree

On-Site Walkways

Cast in Place Concrete 20% 2043 * *

Pavers/Stone 80% 2039 * *

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% 2030 \$1,600 5 \$200

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

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Molded Case Bkrs 100% 2030 \$35,000 5 \$200

Raceway

Conduit 10% 2040 * * 1

Conduit 90% 2030 \$30,600 1

Panelboards

Molded Case Bkrs 100% 2029 \$16,200 5 \$200

Wiring

Thermoplastic 10% 2040 * * 1

Thermoplastic 90% 2030 \$27,000 1

Motor Controllers

Locally Mounted 100% 2028 \$16,400 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$100

Lighting

Interior Lighting

Fluorescent 90% 2025 \$74,200 10 \$6,300

T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Throughout The Building

Fluorescent 5% 2030 \$4,100 10 \$300

Compact Fluorescent Light, Extent : Light, Area Affected : 100%

Location : Book Case Area

Fluorescent 5% 2038 * * 10 \$300

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Boiler Room And Lounge Area

Egress Lighting

Exit, Service 100% 2025 \$1,200 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
HILLCREST BRANCH LIBRARY
Asset # : 13293

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

Lighting

Exterior Lighting

HID

30%

2025

\$9,300

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

*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		
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%

2040

* *

1

Conversion Equipment

Furnace

30%

2030

\$5,400

1

\$1,100

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 1 Rooftop Package Unit*

Hot Water Boiler

70%

2028

\$41,600

1

\$2,600

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

Distribution

Hot Wtr Piping/Pump

70%

2038

* *

4

\$400

No Component

30%

Terminal Devices

Air Handler

50%

2025

\$54,200

1

\$2,400

Convactor/Radiator

20%

2028

\$8,300

1

\$500

No Component

30%

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.

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	70%			2025	\$45,800	1	\$2,500	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit. Mechanical Room							
	Ext Pkg Unit - Heating/Cooling	30%			2030	\$29,000	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1 Unit. Roof							
Terminal Devices									
	Air Handler/Dir Expansion	70%			2025	\$60,300	1		
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	70%			2025	\$10,900	2	\$3,700	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,200	
	Exhaust Fans								
	Interior	70%			2025	\$19,200	2	\$200	
	Roof	30%			2025	\$3,800	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2028	\$4,700	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$69,000	
Interior Architecture		\$100,600
Electrical	\$89,000	\$35,000
Mechanical		\$242,800
Total	\$158,000	\$378,400
Importance Code A	\$69,000	\$62,000
Importance Code B	\$89,000	\$316,400
Total	\$158,000	\$378,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$33,800			
Interior Architecture	\$17,900		\$200	\$1,400
Electrical	\$400	\$700	\$700	\$900
Mechanical	\$5,300	\$1,400	\$3,200	\$1,400
Site Enclosure	\$8,200			
Site Pavements	\$3,400			
Total	\$68,900	\$2,100	\$4,100	\$3,700
Importance Code A	\$34,100	\$400	\$400	\$400
Importance Code B	\$13,300	\$1,700	\$3,700	\$3,300
Importance Code C	\$21,500			
Total	\$68,900	\$2,100	\$4,100	\$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
HOLLIS BRANCH LIBRARY
Asset # : 13294

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	2-4	\$32,100	LIFE	**	5	\$19,600	
	Diagonal Cracks, Extent : Moderate, Area Affected : 2%							
	Location : Rear Facade At Steps							
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
	Location : Upper Rear Facade							
	Painted Surfaces, Extent : Light, Area Affected : 60%							
	Location : South And West Facades							
Metal Panel	5%	4+	\$1,700	2041	**	5	\$2,000	
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%							
	Location : Below Window Sills							
Window Wall	5%			2041	**	5	\$4,100	
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Lintels							
Roof								
Modified Bitumen	100%	2-4	\$69,000	2036	**			
	Drains Inad/Misposn, Extent : Moderate, Area Affected : 40%							
	Location : Inadequate Pitch From Perimeter Corners							
	Ponding, Extent : Light, Area Affected : 20%							
	Location : Northwest, Northeast And Southeast Corners							
Interior								
Floors								
Cast in Place Concrete	5%	4+	\$700	LIFE	**	5	\$1,300	
	Paint Peeling, Extent : Light, Area Affected : 10%							
	Location : Mechanical Rooms							
Ceramic Tile	3%			2034	**	5	\$400	
Vinyl Tile	92%			2031	\$100,600	3	\$5,500	
	Patching Evident, Extent : Moderate, Area Affected : 5%							
	Location : Staff Office And Lunch Room							
Interior Walls								
Ceramic Tile	5%	Now	\$3,300	2034	**	5	\$500	
	Broken/Missing Elements, Extent : Severe, Area Affected : 1%							
	Location : Public Bathroom							
	Other Observation, Extent : Light, Area Affected : 10%							
	Location : Public Bathroom							
	Explanation : Unfilled Screw Holes Exposed							
Concrete Masonry Unit	40%	Now	\$4,200	LIFE	**	5	\$3,500	
	Vertical Cracks, Extent : Moderate, Area Affected : 2%							
	Location : Staff Office Area							
Glass: Single Pane	5%			LIFE	**	5	\$1,600	
Masonry: Brick	50%			LIFE	**	10	\$3,300	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$1,900	2036	**	5	\$5,300	
	Misaligned/Bulging, Extent : Moderate, Area Affected : 2%							
	Location : Community Room							
Exposed Struc: Steel	10%			LIFE	**	10	\$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
HOLLIS BRANCH LIBRARY
Asset # : 13294

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Fence/Gates									
	Aluminum Rail	5%	4+	\$500	2044	* *	5	\$100	
Deteriorated Finish, Extent : Light, Area Affected : 25%									
Location : Rear Exit Railings									
	Chain Link	90%	Now	\$5,200	2041	* *			
Broken/Missing Elements, Extent : Severe, Area Affected : 2%									
Location : Top Rail Of Rear Fence									
Corrosion/Rusting, Extent : Moderate, Area Affected : 50%									
Location : Rear Fence									
	Iron Picket	5%	Now	\$700	2051	* *			
Corrosion/Rusting, Extent : Moderate, Area Affected : 10%									
Location : Gate To Rear									
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$1,700	2051	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Rear Wall									
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2044	* *			
On-Site Walkways									
	Cast in Place Concrete	25%	2-4	\$3,400	2036	* *			
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Rear									
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Rear									
Explanation : Vegetation Growth									
	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)		
Under 600 Volts									
Service Equipment									
	Molded Case Bkrs	100%			2031	\$1,600	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	\$35,000	5	\$200	
Raceway									
	Conduit	100%			2031	\$34,000	1		
Panelboards									
	Molded Case Bkrs	85%			2030	\$13,800	5	\$200	
	Molded Case Bkrs	15%			2039	* *	5		
Wiring									
	Thermoplastic	100%			2031	\$30,100	1		

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2029	\$16,400	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
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	\$9,700	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2039	* *	1	\$2,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Outside Perimeter								
	Explanation : CCTV Surveillance Cameras								
	Fire/Smoke Detection								
	Generic, Analog	100%	0-2	\$89,000	2041	* *	1-3	\$4,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Obsolete Fire Alarm System. Manual Pull Station, Alarm Bells Only								
Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2029	\$62,000	1	\$3,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2030	\$12,500	4	\$600	
	Terminal Devices								
	Air Handler	80%			2026	\$90,500	1	\$3,900	
	Convactor/Radiator	20%			2029	\$8,600	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.
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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
HOLLIS BRANCH LIBRARY
Asset # : 13294

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment Split Unit	100%			2036	**			
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : R-410a						
Terminal Devices									
	Air Handler/Cool/Ht	100%			2026	\$90,300	1	\$4,900	
Heat Rejection									
	Air Cooled Condenser Unit	100%			2036	**	2	\$5,500	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000	
Exhaust Fans									
	Interior	90%			2026	\$25,800	2	\$200	
	Roof	10%			2036	**	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
Water Heater									
	Gas Fired	100%			2030	\$4,900	2	\$100	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : 1st Floor						
			Explanation : 30 Gallons						
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Backflow Preventer									
	Generic	100%			2031	\$2,000	1	\$500	
Fixtures									
	Generic	100%							

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Electrical		\$130,400
Mechanical		\$73,200
Total		\$203,600
Importance Code B		\$203,600
Total		\$203,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$33,800		\$600	
Interior Architecture	\$28,600			\$6,200
Electrical	\$900	\$600	\$600	\$800
Mechanical	\$5,800	\$2,100	\$3,700	\$1,800
Site Pavements	\$3,100			
Total	\$72,200	\$2,600	\$4,800	\$8,900
Importance Code A	\$34,300	\$400	\$1,000	\$400
Importance Code B	\$31,000	\$2,200	\$3,800	\$8,100
Importance Code C	\$7,000			\$400
Total	\$72,200	\$2,600	\$4,800	\$8,900



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	90%			LIFE	**	5	\$23,600	
	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	**	5-10	\$2,100	
	Metal Panel	50%			2051	**	5	\$1,700	
	No Component	15%							
Roof									
	Modified Bitumen	100%	Now	\$20,300	2036	**			
	Deteriorated Finish, Extent : Moderate, Area Affected : 10%								
	Location : At Flashing And Corners								
	Seams Open/Split, Extent : Moderate, Area Affected : 2%								
	Location : Outside Corners								
Interior									
Floors									
	Carpet	85%			2027	\$149,600	3	\$21,600	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,800	
	Ceramic Tile	5%			2040	**	5	\$600	
	Vinyl Tile	5%			2031	\$5,900	3	\$300	
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$800	
	Concrete Masonry Unit	95%	0-2	\$7,000	LIFE	**	5	\$5,800	
	Diagonal Cracks, Extent : Moderate, Area Affected : 2%								
	Location : Community Room								
Ceilings									
	AcousTileConcealSpLn	75%	Now	\$8,400	2044	**	5	\$6,000	
	Patching Evident, Extent : Light, Area Affected : 5%								
	Location : Throughout								
	Staining/Discoloring, Extent : Moderate, Area Affected : 20%								
	Location : Throughout								
	Exposed Struc: Steel	25%			LIFE	**	10	\$6,400	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%	2-4	\$3,100	2044	**			
	Cracking/Crumbling, Extent : Light, Area Affected : 10%								
	Location : 156th Avenue								

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2031	\$1,600	5	\$200	
		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	\$35,000	5	\$200	
	Raceway								
	Conduit	90%			2031	\$30,600	1		
	Conduit	10%			2051	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2047	* *	5		
	Molded Case Bkrs	90%			2030	\$14,600	5	\$200	
	Wiring								
	Thermoplastic	90%			2031	\$27,000	1		
	Thermoplastic	10%			2051	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2036	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	LED	100%			2039	* *			
	Egress Lighting								
	Exit, Service	50%			2031	\$700	1		
	Exit, Battery	50%			2031	\$2,100	10	\$300	
	Exterior Lighting								
	HID	30%			2031	\$10,400	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2031	\$8,400	1	\$1,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways And Book Drop Area							
		Explanation : CCTV Cameras And Intrusion Alarm							
	Fire/Smoke Detection								
	Generic, Analog	100%			2031	\$95,400	1-3	\$5,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors							

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

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2048	**	1	\$4,200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Basement								
Explanation : One Unit								
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$600	
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	\$73,200	1	\$3,900	
R-22 Refrigerant, Extent : Light, Area Affected : 100%								
Location : Roof								
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	\$7,500	
Exhaust Fans								
Interior	50%			2036	**	2	\$100	
Roof	50%			2031	\$7,200	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater								
Gas Fired	100%			2029	\$5,300	2	\$100	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Mechanical Room								
Explanation : One 40 Gallon								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$423,800	\$320,900
Interior Architecture	\$109,100	
Electrical	\$57,100	\$201,900
Mechanical	\$175,700	\$288,700
Total	\$765,700	\$811,500
Importance Code A	\$423,800	\$320,900
Importance Code B	\$341,900	\$490,600
Total	\$765,700	\$811,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,200	\$3,900		
Interior Architecture	\$400	\$4,900	\$52,900	
Electrical	\$28,500	\$20,400	\$1,100	\$1,300
Mechanical	\$2,900	\$19,800	\$4,500	\$5,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$52,100	\$53,000	\$62,400	\$10,300
Importance Code A	\$17,100	\$4,800	\$800	\$800
Importance Code B	\$34,800	\$48,200	\$61,600	\$9,500
Importance Code C	\$200			
Total	\$52,100	\$53,000	\$62,400	\$10,300



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
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	67%			LIFE	**	5	\$14,800	
	Masonry: Limestone	25%	Now	\$65,200	LIFE	**	5	\$4,100	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : West Facade								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : West Facade								
	Metal Panel	3%			2048	**	5-10	\$4,500	
	Granite Panels	5%			LIFE	**	5	\$800	
Windows									
	Aluminum	97%	0-2	\$246,600	2053	**	5	\$2,700	
	Loose/Miss Fasteners, Extent : Moderate, Area Affected : 25%								
	Location : Throughout								
	Caulking Deteriorated, Extent : Moderate, Area Affected : 100%								
	Location : Throughout								
	Metal Louvers	3%			2031	\$5,400	10	\$1,100	
Parapets									
	Masonry: Brick	80%	Now	\$47,800	LIFE	**	5	\$3,800	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%								
	Location : Interior Face Of South Parapet								
	Spalling, Extent : Light, Area Affected : 10%								
	Location : Interior Face Of West And South Parapets								
	Worn/Eroded, Extent : Moderate, Area Affected : 25%								
	Location : Interior Face								
	Masonry: Limestone	15%	Now	\$16,200	LIFE	**	5	\$900	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Coping At East Parapet								
	Metal Rail	5%			2033	**	5-10	\$4,300	
Roof									
	Modified Bitumen	100%	Now	\$64,200	2028	\$320,900			
	Blisters, Extent : Moderate, Area Affected : 20%								
	Location : Over First Floor								
Soffits									
	Masonry: Limestone	100%			LIFE	**	5		
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 2%								
	Location : Front Entrance Soffit Area								

Interior

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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QUEENS PUBLIC LIBRARY - 039
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	15%			2024	\$51,100	3	\$5,500	
	Carpet	35%			2029	\$119,100	3	\$12,900	
	Cast in Place Concrete	3%			LIFE	**	5	\$1,600	
	Ceramic Tile	2%			2037	**	5	\$500	
	Quarry Tile	20%			2041	**	5	\$7,400	
	Terrazzo	5%			LIFE	**	5	\$1,000	
	Vinyl Tile	20%			2023	\$45,300	3	\$1,800	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : 9x9 Units									
Interior Walls									
	Ceramic Tile	2%			2037	**	5	\$400	
	Concrete Masonry Unit	5%			LIFE	**	5	\$400	
	Glass: Single Pane	3%			LIFE	**	5	\$400	
	Glazed Ceramic Panel	5%			LIFE	**			
	Plaster	75%			LIFE	**	5	\$4,300	
	SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings									
	AcousTileSusp.Lay-In	3%			2041	**	5	\$700	
	Exposed Concrete	5%			LIFE	**	5	\$200	
	Plaster	92%	4+	\$63,700	LIFE	**	5	\$14,000	
Cracking/Crumbling, Extent : Severe, Area Affected : 20%									
Location : Main Library Area 1st Floor At Window Interior Soffits North Facade									
Site Enclosure									
Fence/Gates									
	Chain Link	100%			2048	**			
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	45%			2028	\$700	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Amperes Main Disconnect Switch									
	Fused Disc Sw	10%			2028	\$200	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Amperes Main Disconnect Switch For Emergency									
	Molded Case Bkrs	45%			2028	\$700	5	\$200	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2028	\$35,000	5	\$400	
Raceway									
	Conduit	95%			2028	\$32,300	1		
	Conduit	5%			2048	* *	1		
Panelboards									
	Fused Disc Sw	5%			2027	\$800	5		
	Molded Case Bkrs	90%			2027	\$14,600	5	\$400	
	Molded Case Bkrs	5%			2044	* *	5		
Wiring									
	Braided Cloth	90%	2-4	\$27,000	2053	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	10%			2048	* *	1		
Motor Controllers									
	Locally Mounted	100%			2026	\$32,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	2%			2023	\$3,600	10	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lighting							
	Fluorescent	8%			2038	* *	10	\$1,200	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Ballast And Bulb New But Fixtures Are Old							
	LED	90%			2038	* *			
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Ballast And Bulb New But Fixtures Are Old							
Egress Lighting									
	Emergency, Battery	50%			2023	\$12,000	10	\$2,000	
	Exit, Service	45%			2023	\$1,100	1		
	Exit, Service	5%			2038	* *	1		
Exterior Lighting									
	Incandescent	100%			2023	\$57,100	2		
Alarm									
	Security System								
	No Component	30%							
	Generic	70%			2028	\$37,700	1	\$4,300	
Fire/Smoke Detection									
	No Component	30%							
	Generic, Digital	70%			2028	\$129,100	1-3	\$7,300	

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2048	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2041	* *	1	\$8,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2036	* *	4	\$800	
	Terminal Devices								
	Air Handler	60%			2028	\$140,800	1	\$6,100	
	Convactor/Radiator	40%			2033	* *	1	\$2,100	
Air Conditioning									

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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
Air Conditioning									
Energy Source									
	Electricity	100%			2036	* *	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	60%			2023	\$85,000	1	\$4,600	
		R-22 Refrigerant, Extent : Light, Area Affected : 60%							
		Location : Basement A C Room							
	Exterior Pkg Unit - Cooling	40%			2033	* *	2	\$400	
		R-22 Refrigerant, Extent : Light, Area Affected : 40%							
		Location : Roof							
Terminal Devices									
	Air Handler/Cool/Ht	60%			2028	\$112,300	1	\$6,100	
	No Component	40%							
Heat Rejection									
	Dry Cooler	100%			2023	\$90,700	2	\$11,500	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$9,200	
Exhaust Fans									
	Interior	60%			2028	\$35,600	2	\$300	
	Roof	40%			2028	\$11,100	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2038	* *	1		
Water Heater									
	Electric	100%			2023	\$14,700	4	\$100	
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)									
	Compressed Air	100%			2038	* *	4	\$200	
Fixtures									
	Generic	100%							
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement, 1, 2							
		Explanation : One Unit							

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$38,000	\$800	\$11,500	
Interior Architecture	\$31,400	\$4,500	\$800	
Electrical	\$300	\$200	\$200	\$200
Mechanical	\$3,200	\$900	\$1,300	\$900
Site Enclosure	\$1,500	\$500		
Total	\$74,300	\$6,800	\$13,700	\$1,000
Importance Code A	\$38,400	\$1,200	\$11,900	\$400
Importance Code B	\$19,300	\$5,200	\$1,500	\$600
Importance Code C	\$16,600	\$500	\$300	
Total	\$74,300	\$6,800	\$13,700	\$1,000



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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
KEW GARDENS HILLS BRANCH LIBRARY
Asset # : 13318

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Fiberglass Panel	40%			2044	**	5	\$22,900	
	Masonry: Brick Cavity	20%	4+	\$9,400	LIFE	**	5	\$3,100	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5% Location : Chimney							
	Metal Panel	5%			2057	**	5-10	\$5,300	
	Pre-Cast Concrete	1%			LIFE	**	5	\$1,000	
	Stucco Cement	4%			2048	**	5	\$1,500	
	Window Wall	30%			2057	**	5	\$17,200	
Windows									
	Aluminum	100%	Now	\$14,900	2056	**	5	\$200	
		Deteriorated Finish, Extent : Severe, Area Affected : 100% Location : Community Room Recent Repair Evident, Extent : Light, Area Affected : 100% Location : Community Room Caulking Deteriorated, Extent : Severe, Area Affected : 100% Location : Community Room Worn/Eroded, Extent : Severe, Area Affected : 100% Location : Community Room							
Parapets									
	Masonry: Brick Cavity	10%			LIFE	**	5-10	\$600	
	Metal Cornice	45%			2066	**	10	\$1,300	
	Pre-Cast Concrete	30%			LIFE	**	5	\$3,300	
		Other Observation, Extent : Light, Area Affected : 100% Location : Vleigh Place And 72nd Road Explanation : Fiberglass Concrete Precast Panels							
	No Component	15%							
Roof									
	Green, Roof Inaccessible	20%			LIFE	**			
	Modified Bitumen	80%			2039	**	10	\$15,300	
Soffits									
	Pre-Cast Concrete	100%			LIFE	**	5	\$1,800	
Interior									
Floors									
	Carpet	75%			2032	**	3	\$13,600	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
	Ceramic Tile	5%			2044	**	5	\$600	
	Vinyl Tile	15%			2039	**	3	\$700	
		Worn/Eroded, Extent : Light, Area Affected : 50% Location : Community Room							
Interior Walls									
	Cast in Place Concrete	17%			LIFE	**	10	\$5,200	
	Ceramic Tile	5%			2044	**	5	\$600	
	Concrete Masonry Unit	5%			LIFE	**	5	\$500	
	Glass: Single Pane	3%			LIFE	**	5	\$600	
	Gypsum Board	70%			LIFE	**	5-10	\$14,600	

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
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 Concrete	10%			LIFE	**	5-10	\$1,400	
Gypsum Board	10%			LIFE	**	5-10	\$3,900	
Metal Panel	80%			LIFE	**	5	\$22,500	

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

Location : First Floor

Explanation : Concealed Spline Metal Panels

Site Enclosure

Fence/Gates

Aluminum Rail	10%			2048	**	5-10	\$1,200	
Chain Link	90%	2-4	\$1,500	2041	**			

Corrosion/Rusting, Extent : Light, Area Affected : 10%

Location : Rear Facade

Retaining Walls

Not Accessible	100%							
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2048	**			
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On-Site Walkways

Cast in Place Concrete	80%			2048	**			
Pavers/Stone	20%			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

Molded Case Bkrs	100%			2061	**	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room Basement

Explanation : One 600 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2061	**	5	\$200	
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Raceway

Conduit	100%			2061	**	1		
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Panelboards

Fused Disc Sw	5%			2056	**	5		
Molded Case Bkrs	95%			2056	**	5	\$200	

Wiring

Thermoplastic	100%			2061	**	1		
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Motor Controllers

Locally Mounted	50%			2051	**	5		
Variable Frequency Drive	50%			2051	**			

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
KEW GARDENS HILLS BRANCH LIBRARY
Asset # : 13318

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	70%			2041	**	10	\$5,200	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Basement And First Floor							
	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			
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		
	Conversion Equipment								
	Furnace	100%			2039	**	1	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 5 Rooftop Units							
Air Conditioning									
	Energy Source								
	Electricity	100%			2053	**	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 5 Units. R-410a							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,100	

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Exhaust Fans							
	Roof	100%		2039	* *	2	\$300	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2057	* *	1		
	Water Heater							
	Electric	100%		2030	\$7,200	4	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sump Pump(s)							
	Non-Submersible	100%		2036	* *	4	\$200	
	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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$121,400	
Interior Architecture	\$39,300	
Mechanical		\$726,800
Total	\$160,700	\$726,800
Importance Code A	\$121,400	
Importance Code B		\$726,800
Importance Code C	\$39,300	
Total	\$160,700	\$726,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$71,100		\$8,200	
Interior Architecture	\$148,700		\$1,700	\$12,500
Electrical	\$1,100	\$500	\$600	\$500
Mechanical	\$14,900	\$10,200	\$7,000	\$9,600
Site Enclosure	\$4,600			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$244,300	\$14,600	\$21,500	\$26,500
Importance Code A	\$72,300	\$1,200	\$9,400	\$1,200
Importance Code B	\$144,800	\$13,400	\$12,100	\$25,300
Importance Code C	\$27,200			
Total	\$244,300	\$14,600	\$21,500	\$26,500



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glass Block	2%			LIFE	**	5	\$900	
	Masonry: Brick Cavity	83%	Now	\$121,400	LIFE	**	5	\$29,900	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 5%							
		Location : Rear Facade Facing 32nd Avenue Below Window Wall							
	Masonry: Granite	2%			LIFE	**	5	\$1,100	
	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	\$600	2040	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 10%							
		Location : Basement Vent Below Grating At 100th Street							
Parapets									
	Concrete Masonry Unit	35%			LIFE	**	5-10	\$6,700	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Interior Face							
		Explanation : Covered With Tar							
	Masonry: Brick Cavity	45%			LIFE	**	5-10	\$10,800	
	Metal Panel	3%			2051	**	5	\$400	
	Metal Rail	15%			2044	**	5-10	\$9,500	
	Pre-Cast Concrete	2%			LIFE	**	5	\$900	
Roof									
	Metal Panel	5%			2044	**	10	\$2,400	
	Modified Bitumen	90%	2-4	\$34,500	2036	**			
		Ponding, Extent : Moderate, Area Affected : 10%							
		Location : Childrens Roof							
	Sloped Glazing	5%			LIFE	**	5	\$34,800	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Glazing In Gallery Area							
Soffits									
	Metal Panel	100%	Now	\$900	2051	**	5	\$2,200	
		Deformed/Dented, Extent : Moderate, Area Affected : 10%							
		Location : Courtyard Soffit At Masonry Brick Joint							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	45%	Now	\$46,000	2030	\$229,900	3	\$24,900	
		Staining/Discoloring, Extent : Severe, Area Affected : 30%							
		Location : Auditorium							
		Worn/Eroded, Extent : Severe, Area Affected : 50%							
		Location : Childrens Room And Auditorium							
	Cast in Place Concrete	5%	Now	\$4,200	LIFE	**	5	\$4,000	
		Paint Peeling, Extent : Moderate, Area Affected : 30%							
		Location : Basement Mechanical Areas							
	Ceramic Tile	15%			2040	**	5	\$5,500	
	Vinyl Tile	30%	Now	\$5,100	2036	**	3	\$4,200	
		Water Penetration, Extent : Severe, Area Affected : 5%							
		Location : Basement Mechanical Room Corridor							
	Wood	5%			2059	**	5	\$3,500	
Interior Walls									
	Cast in Place Concrete	5%	4+	\$8,700	LIFE	**			
		Staining/Discoloring, Extent : Severe, Area Affected : 5%							
		Location : Basement Mechanical Room At Exterior Wall Vent							
		Vertical Cracks, Extent : Light, Area Affected : 2%							
		Location : Sprinkler Room							
	Concrete Masonry Unit	20%	4+	\$12,300	LIFE	**	5	\$4,100	
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Base Perimeter Of Mechanical Rooms							
	Folding Partition	2%			2047	**	5	\$2,600	
	Gypsum Board	3%	Now	\$300	LIFE	**	5	\$900	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Stair A							
		Water Penetration, Extent : Moderate, Area Affected : 15%							
		Location : Stair A							
	Gypsum Board	70%			LIFE	**	5-10	\$60,700	
Ceilings									
	AcousTileSusp.Lay-In	70%	Now	\$22,700	2036	**	5	\$12,900	
		Misaligned/Bulging, Extent : Moderate, Area Affected : 20%							
		Location : Basement And Second Floor Office Corridors							
	Exposed Struc: Steel	5%			LIFE	**	10	\$3,700	
	Gypsum Board	15%			LIFE	**	5-10	\$19,000	
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : Auditorium							
	Wood	10%			LIFE	**	5	\$64,600	
Site Enclosure									

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Aluminum Picket	30%	4+	\$300	2051	* *			
	Deteriorated Finish, Extent : Light, Area Affected : 10%							
	Location : Courtyard Gate							
Aluminum Rail	70%	4+	\$800	2044	* *	5	\$2,000	
	Deteriorated Finish, Extent : Light, Area Affected : 10%							
	Location : Ramp And Stair Railing At Entry And Roof Railing							
Free Standing Walls								
Cast in Place Concrete	70%	2-4	\$400	2051	* *			
	Water Penetration, Extent : Moderate, Area Affected : 10%							
	Location : At Light Fixtures And Base							
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Wall Facing 32nd Avenue							
	Explanation : Stucco Wall							
Masonry: Brick	30%	Now	\$3,100	2041	* *			
	Vegetation Growth, Extent : Moderate, Area Affected : 10%							
	Location : To Courtyard From Sidewalk							
Retaining Walls								
Cast in Place Concrete	5%			2051	* *			
Concrete Masonry Unit	45%			2051	* *			
Masonry: Fieldstone	50%			2051	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Northern Boulevard							
	Explanation : Flower Bed At Front Facade							
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)	
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	

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Panelboards								
	Fused Disc Sw	5%			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	\$700	
Lighting									
	Interior Lighting								
	Fluorescent	94%			2036	* *	10	\$21,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	4%			2036	* *	10	\$900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : Compact Fluorescent Lamps							
	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	\$3,000	

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

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Estimates are rounded to the nearest hundred dollars.

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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
Heating									
Distribution									
	Hot Wtr Piping/Pump	10%	0-2	\$800	2039	**	4	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Explanation : Defective Building Management System									
	Hot Wtr Piping/Pump	90%			2047	**	4	\$1,600	
Terminal Devices									
	Air Handler	60%			2031	\$211,300	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	\$53,300	2	\$200	
R-22 Refrigerant, Extent : Light, Area Affected : 100%									
Location : 1 Unit For Auditorium									
	Reciprocating Compr/Chiller	80%			2031	\$170,100	1	\$9,200	
R-22 Refrigerant, Extent : Light, Area Affected : 80%									
Location : Basement									
Other Observation, Extent : Light, Area Affected : 80%									
Location : Basement									
Explanation : 2 Units									
	No Component	10%							
Distribution									
	CW & CHW Wtr Pipe/Pump	80%			2041	**	4	\$1,000	
	No Component	20%							
Terminal Devices									
	Air Handler/Cool/Ht	80%			2031	\$202,200	1	\$12,200	
	No Component	20%							
Heat Rejection									
	Air Cooled Condenser Unit	100%			2031	\$45,400	2	\$17,200	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$21,800	
Exhaust Fans									
	Interior	50%			2031	\$44,500	2	\$400	
	Roof	50%	0-2	\$1,000	2031	\$20,800	2	\$300	
Noisy/Vibrating, Extent : Moderate, Area Affected : 15%									
Location : 1 Unit On Roof									
Plumbing									
	H/C Water Piping Brass/Copper	100%			2041	**	1		

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

QUEENS PUBLIC LIBRARY - 039
LANGSTON HUGHES COMMUNITY LIB. 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								
	Gas Fired	100%			2031	\$15,300	2	\$400	
		Recent Replace Evident, Extent : Light, Area Affected : 100%							
		Location : Basement							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sewage Ejector(s)								
	Electric	100%			2031	\$7,200	4	\$1,500	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 2nd Floor							
		Explanation : 1 Unit							
Fire Suppression									
	Sprinkler								
	Generic	100%			2041	* *	1-2	\$6,900	

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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.*

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$297,300	\$321,200
Electrical		\$233,300
Mechanical		\$135,700
Total	\$297,300	\$690,200
Importance Code A	\$297,300	\$321,200
Importance Code B		\$369,000
Total	\$297,300	\$690,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$54,200			
Interior Architecture	\$82,300		\$1,000	\$3,800
Electrical	\$29,700	\$800	\$900	\$1,000
Mechanical	\$10,700	\$2,500	\$2,400	\$2,500
Site Enclosure	\$2,700			
Site Pavements	\$1,100			
Total	\$180,700	\$3,300	\$4,400	\$7,300
Importance Code A	\$57,700	\$400	\$400	\$400
Importance Code B	\$90,200	\$2,800	\$3,200	\$6,800
Importance Code C	\$32,900		\$700	
Total	\$180,700	\$3,300	\$4,400	\$7,300



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
LAURELTON BRANCH LIBRARY
Asset # : 13297

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	5%	0-2	\$6,300	LIFE	* *	5	\$5,100	
	Painted Surfaces, Extent : Moderate, Area Affected : 10% Location : Entrance								
	Cast Stone/Terra Cotta	2%	Now	\$3,200	LIFE	* *	5	\$3,200	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50% Location : Window And Door Surround At Front Entrance Staining/Discoloring, Extent : Moderate, Area Affected : 40% Location : Window Sill And Lintel								
	Ceramic Tile	10%	Now	\$4,500	2041	* *			
	Broken/Missing Elements, Extent : Severe, Area Affected : 5% Location : Throughout								
	Masonry: Brick	63%	4+	\$84,600	LIFE	* *	5	\$12,900	
	Diagonal Cracks, Extent : Severe, Area Affected : 5% Location : Mechanical Penthouse Corner Walls Efflorescence, Extent : Moderate, Area Affected : 10% Location : South Facade Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20% Location : At Parapet Level Throughout And Front Facade Caulking Deteriorated, Extent : Moderate, Area Affected : 5% Location : Mechanical Bulkhead Corners								
	Masonry: Fieldstone	20%	Now	\$19,200	LIFE	* *	5	\$3,100	
	Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20% Location : Throughout Other Observation, Extent : Severe, Area Affected : 10% Location : Front Facade Explanation : Staining Below Window Sill								
Windows									
	Aluminum	100%	Now	\$103,800	2056	* *	5	\$1,100	
	Deteriorated Finish, Extent : Moderate, Area Affected : 10% Location : Southwest Facade Caulking Deteriorated, Extent : Severe, Area Affected : 100% Location : Throughout Unit Inoperable, Extent : Severe, Area Affected : 50% Location : Throughout Weather Strip Missing, Extent : Severe, Area Affected : 10% Location : North Facade								

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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
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	\$44,600	LIFE	* *	5	\$2,400	1
				Efflorescence, Extent : Moderate, Area Affected : 10%					
				Location : South Facade Wall					
				Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%					
				Location : All Facades					
				Misaligned/Bulging, Extent : Moderate, Area Affected : 5%					
				Location : South Facade					
				Miss/Damaged Flashings, Extent : Moderate, Area Affected : 100%					
				Location : Damaged Copper Flashing Below Coping					
				Caulking Deteriorated, Extent : Severe, Area Affected : 100%					
				Location : Below Coping At Exterior Facade					
				Staining/Discoloring, Extent : Moderate, Area Affected : 50%					
				Location : Throughout Parapet Exterior Facades					
	Masonry: Limestone	20%	Now	\$20,200	LIFE	* *	5	\$700	
				Staining/Discoloring, Extent : Severe, Area Affected : 30%					
				Location : Front Facade Coping And Top Of Coping Throughout					
Roof									
	Modified Bitumen	100%	Now	\$64,200	2031	\$321,200			1
				Blisters, Extent : Severe, Area Affected : 5%					
				Location : Throughout					
				Debris Present, Extent : Light, Area Affected : 5%					
				Location : All Roofs					
				Ponding, Extent : Severe, Area Affected : 30%					
				Location : All Roofs					
				Ridging, Extent : Severe, Area Affected : 15%					
				Location : Main Roof					
				Water Penetration, Extent : Severe, Area Affected : 5%					
				Location : Front Lower Roof Above Library Desk Area, South East Corner					
Soffits									
	Cast in Place Concrete	100%	Now	\$800	LIFE	* *	5	\$600	
				Paint Peeling, Extent : Severe, Area Affected : 50%					
				Location : Entrance					
				Caulking Deteriorated, Extent : Moderate, Area Affected : 20%					
				Location : Window Soffit At Front Facade					

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	\$93,000	3	\$13,400		
Cast in Place Concrete	10%	0-2	\$1,500	LIFE	**	5	\$2,900		
Paint Peeling, Extent : Moderate, Area Affected : 25%									
Location : Basement									
Spalling, Extent : Severe, Area Affected : 5%									
Location : Below Hot Water Tank In Basement									
Ceramic Tile	3%			2040	**	5	\$400		
Mosaic Tile	2%			2036	**	5	\$700		
Vinyl Tile	20%			2036	**	3	\$1,000		
Vinyl Tile 9" X 9"	15%	Now	\$24,100	2041	**	3	\$800		
Broken/Missing Elements, Extent : Severe, Area Affected : 10%									
Location : Rear Exit From Staff Area									
Patching Evident, Extent : Severe, Area Affected : 30%									
Location : Throughout Staff Areas									
Worn/Eroded, Extent : Severe, Area Affected : 25%									
Location : Staff Areas									
Interior Walls									
Cast in Place Concrete	5%	Now	\$9,700	LIFE	**				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Spalling, Extent : Moderate, Area Affected : 10%									
Location : Basement									
Ceramic Tile	5%			2034	**	5	\$1,400		
Concrete Masonry Unit	10%	Now	\$3,400	LIFE	**	5	\$1,100		
Horizontal Cracks, Extent : Moderate, Area Affected : 5%									
Location : Staff Areas									
Folding Partition	5%			2047	**	5	\$3,500		
Glass: Single Pane	2%			LIFE	**	5	\$900		
Gypsum Board	60%	4+	\$3,800	LIFE	**	5	\$10,200		
Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%									
Location : Public Bathroom Foyer Entry									
Masonry: Brick	3%	Now	\$3,600	LIFE	**				
Efflorescence, Extent : Severe, Area Affected : 20%									
Location : Mechanical Penthouse Wall Facing North									
Plaster	5%			LIFE	**	5-10	\$1,200		
Wood	5%			LIFE	**	5	\$11,300		

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
LAURELTON BRANCH LIBRARY
Asset # : 13297

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	75%	Now	\$17,700	2036	* *	5	\$6,300		
	Misaligned/Bulging, Extent : Severe, Area Affected : 20%								
	Location : Throughout								
	Water Penetration, Extent : Severe, Area Affected : 5%								
	Location : Librarians Front Desk Area								
AcousTileSusp.Lay-In	5%	4+	\$600	2036	* *	5	\$300		
	Staining/Discoloring, Extent : Severe, Area Affected : 5%								
	Location : Community Meeting Room								
	Water Penetration, Extent : Moderate, Area Affected : 5%								
	Location : Community Meeting Room								
Exposed Concrete	10%	Now	\$2,300	LIFE	* *	5	\$200		
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : Mechanical Penthouse								
	Paint Peeling, Extent : Light, Area Affected : 2%								
	Location : Basement And Mechanical Penthouse								
Exposed Struc: Steel	2%	4+	\$1,200	LIFE	* *				
	Corrosion/Rusting, Extent : Light, Area Affected : 10%								
	Location : Mechanical Penthouse								
Gypsum Board	8%			LIFE	* *	5-10	\$3,700		
Site Enclosure									
Fence/Gates									
Aluminum Rail	20%			2036	* *	5-10	\$4,400		
Chain Link	80%	Now	\$2,500	2041	* *				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Throughout								
	Impact Damage, Extent : Severe, Area Affected : 5%								
	Location : South Facade								
Free Standing Walls									
Cast in Place Concrete	70%	Now	\$100	2051	* *				
	Cracking/Crumbling, Extent : Moderate, Area Affected : 10%								
	Location : Vertical Cracks On Southeast Facade								
Masonry: Fieldstone	30%			2041	* *				
Retaining Walls									
Cast in Place Concrete	90%			2051	* *				
Masonry: Brick	10%	Now	\$100	2041	* *				
	Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
	Location : Cheek Wall Corner At Railing Connection								
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%								
	Location : Ramp Cheek Walls								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Cheek Wall Of Ramp								
	Explanation : Staining								
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

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

Parking/Driveway

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2031	\$1,600	5
<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	100%			2031	\$35,000	5	\$200
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Raceway

Conduit	20%			2041	* *	1
Conduit	80%			2031	\$27,200	1

Panelboards

Fused Disc Sw	20%	2039	**	5	
Molded Case Bkrs	20%	2030	\$3,200	5	
Molded Case Bkrs	60%	2039	**	5	\$100

Wiring

Braided Cloth	70%	2-4	\$21,000	2056	* *	1
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
<i>Location : Basement, 1st Floor</i>						

Thermoplastic	30%			2041	* *	1
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Motor Controllers

Locally Mounted	100%			2029	\$16,400	5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5	\$300
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Lighting

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting									
	Interior Lighting								
	Fluorescent	90%			2026	\$87,700	10	\$7,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	8%			2031	\$7,800	10	\$700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : T-8 Lamps							
	Fluorescent	2%			2026	\$2,000	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Fan Rooms							
		Explanation : Compact Fluorescent Lights							
Egress Lighting									
	Emergency, Battery	50%			2031	\$6,600	10	\$1,100	
	Exit, Battery	50%			2031	\$2,200	10	\$300	
Exterior Lighting									
	HID	30%			2031	\$11,000	10		
	No Component	70%							
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2036	* *	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Meeting Room							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2026	\$100,800	1-3	\$5,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors, Alarm Bells							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%	Now	\$3,500	2048	* *	1	\$4,000	
		Leak Evident, Extent : Moderate, Area Affected : 5%							
		Location : Section Leaks, Boiler Room							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement Boiler Room							
		Explanation : 1 Unit							

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
Distribution									
	Hot Wtr Piping/Pump	100%	0-2	\$700	2039	**	4	\$400	
		Corroded, Extent : Moderate, Area Affected : 30%							
		Location : Penthouse							
Terminal Devices									
	Air Handler	50%			2026	\$64,100	1	\$2,800	
	Convactor/Radiator	50%	0-2	\$2,400	2029	\$24,400	1	\$1,300	
		Not in Service, Extent : Moderate, Area Affected : 30%							
		Location : Various Locations							
Air Conditioning									
Energy Source									
	Electricity	100%			2039	**	1		
Conversion Equipment									
	Reciprocating Compr/Chiller	70%			2039	**	1	\$2,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse Roof							
		Explanation : R-410a							
	Exterior Pkg Unit - Cooling	30%			2036	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse Roof							
		Explanation : R-410a							
Terminal Devices									
	Air Handler/Cool/Ht	70%			2026	\$71,600	1	\$3,900	
	No Component	30%							
Heat Rejection									
	Air Cooled Condenser Unit	70%			2039	**	2	\$4,400	
	No Component	30%							
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,900	
Exhaust Fans									
	Interior	70%			2026	\$22,700	2	\$200	
	Roof	30%			2036	**	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2041	**	1		
Water Heater									
	Gas Fired	100%			2030	\$5,600	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : 50 Gallons							
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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2031	\$2,300	1	\$600	
	Fixtures							
	Generic	100%						

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Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$117,800	
Electrical		\$35,000
Total	\$117,800	\$35,000
Importance Code A	\$117,800	
Importance Code B		\$35,000
Total	\$117,800	\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$43,500		\$2,600	
Interior Architecture	\$17,200			\$4,200
Electrical	\$900	\$600	\$700	\$600
Mechanical	\$2,700	\$300	\$1,000	\$300
Site Enclosure	\$800			
Site Pavements	\$3,900			
Total	\$69,000	\$900	\$4,300	\$5,100
Importance Code A	\$43,800	\$300	\$2,900	\$300
Importance Code B	\$17,600	\$600	\$1,400	\$4,700
Importance Code C	\$7,600			
Total	\$69,000	\$900	\$4,300	\$5,100



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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	90%	2-4	\$117,800	LIFE	**	5	\$14,500	
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%							
		Location : Front Facade							
		Vegetation Growth, Extent : Moderate, Area Affected : 20%							
		Location : Side Elevation							
	Pre-Cast Concrete	5%	4+	\$1,400	LIFE	**	5	\$2,600	
		Deteriorated Finish, Extent : Light, Area Affected : 5%							
		Location : Front Facade Columns							
	Window Wall	5%			2041	**	5	\$3,000	
Windows									
	Aluminum	95%	0-2	\$6,700	2039	**	5	\$700	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Metal Louvers	5%	0-2	\$500	2034	**			
		Corrosion/Rusting, Extent : Moderate, Area Affected : 30%							
		Location : Exterior Louvers							
Parapets									
	Metal: Cage/Fence	15%			2044	**	5-10	\$4,400	
	Pre-Cast Concrete	85%			LIFE	**	5	\$40,300	
Roof									
	Modified Bitumen	100%	2-4	\$14,700	2036	**			
		Ponding, Extent : Light, Area Affected : 10%							
		Location : Main Roof							
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	70%	4+	\$5,000	2030	\$100,600	3	\$10,900	
		Staining/Discoloring, Extent : Light, Area Affected : 5%							
		Location : Purple Carpet							
	Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
	Ceramic Tile	5%			2040	**	5	\$500	
	Vinyl Tile	20%	2-4	\$3,800	2031	\$19,100	3	\$800	
		Worn/Eroded, Extent : Moderate, Area Affected : 100%							
		Location : Meeting Room And Staff Offices							
Interior Walls									
	Ceramic Tile	5%	4+	\$500	2040	**	5	\$200	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : Mens Staff Bathroom							
	Concrete Masonry Unit	80%			LIFE	**	5	\$4,100	
	Glass: Single Pane	5%			LIFE	**	5	\$500	
	Gypsum Board	10%	4+	\$100	LIFE	**	5	\$400	
		Paint Peeling, Extent : Light, Area Affected : 2%							
		Location : Customer Service Area							

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

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Ceilings									
AcousTileConcealSpLn	10%	Now	\$500	2044	* *	5	\$600		
Broken/Missing Elements, Extent : Severe, Area Affected : 1%									
Location : Staff Lounge									
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : Staff Bathrooms									
AcousTileSusp.Lay-In	78%	2-4	\$1,400	2044	* *	5	\$4,000		
Staining/Discoloring, Extent : Moderate, Area Affected : 2%									
Location : Water Damage At Front									
Exposed Struc: Steel	10%			LIFE	* *	10	\$2,100		
Gypsum Board	2%			LIFE	* *	5-10	\$700		
Site Enclosure									
Fence/Gates									
Iron Picket	100%	2-4	\$800	2051	* *				
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Throughout									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%			2044	* *				
On-Site Walkways									
Cast in Place Concrete	100%	Now	\$300	2036	* *				
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%									
Location : Book Return Walk									
Parking/Driveway									
Asphalt	100%	0-2	\$3,700	2034	* *				
Cracking/Crumbling, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Rear Of Driveway									
Explanation : Moss Growth									

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs		100%		2031	\$1,600	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	\$35,000	5	\$200	
Raceway								
Conduit		90%		2051	* *	1		
Conduit		10%		2031	\$3,400	1		

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	10%			2047	**	5		
	Molded Case Bkrs	90%			2047	**	5	\$200	
Wiring									
	Thermoplastic	90%			2051	**	1		
	Thermoplastic	10%			2031	\$3,000	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	90%			2036	**	10	\$5,700	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Mechanical Rooms								
	Explanation : T-8 Lamps								
	Fluorescent	5%			2036	**	10	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Offices								
	Explanation : T-5 Lamps								
	Fluorescent	5%			2036	**	10	\$300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 2nd Floor								
	Explanation : Compact Fluorescent Lights								
Egress Lighting									
	Emergency, Service	50%			2036	**	1		
	Exit, Service	50%			2036	**	1		
Exterior Lighting									
	Fluorescent	15%			2026	\$3,600	10	\$100	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Front Of The Building								
	Explanation : Compact Fluorescent Lights								
	HID	15%			2031	\$4,300	10		
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2036	**	1	\$1,800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Reading Areas, Book Drop Area								
	Explanation : CCTV Surveillance Cameras								
Fire/Smoke Detection									
	Generic, Analog	100%			2036	**	1-3	\$4,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights								

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	* *	1		
	Conversion Equipment								
	Furnace	100%			2031	\$16,600	1	\$3,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2036	* *	2	\$400	
				R-134a Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$6,100	
	Exhaust Fans								
	Roof	100%			2036	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater								
	Gas Fired	100%			2030	\$4,300	2	\$100	
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 2nd Floor Mechanical Room					
				Explanation : One 40 Gallon					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$371,300	
Interior Architecture	\$45,800	
Total	\$417,100	
Importance Code A	\$371,300	
Importance Code C	\$45,800	
Total	\$417,100	

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$1,300		\$9,100	\$3,000
Interior Architecture		\$4,300	\$2,000	\$13,000
Electrical	\$1,300	\$21,300	\$1,800	\$1,300
Mechanical	\$4,400	\$7,100	\$6,300	\$7,100
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$10,900	\$36,700	\$23,100	\$28,300
Importance Code A	\$2,300	\$1,000	\$10,000	\$4,000
Importance Code B	\$8,600	\$35,700	\$13,100	\$24,400
Importance Code C				
Total	\$10,900	\$36,700	\$23,100	\$28,300



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

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$24,800	
	Metal Panel	5%			2054	**	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	95%			2050	**	5	\$1,600	
	Glass Block	5%			LIFE	**	5	\$100	
Parapets									
	Metal Panel	5%			2054	**	5	\$500	
	Metal Rail	25%	4+	\$800	2045	**	5	\$4,200	
Other Observation, Extent : Moderate, Area Affected : 5%									
Location : Main Roof									
Explanation : Some Leaking Through Pitch Pockets Of Railing									
	Pre-Cast Concrete	65%			LIFE	**	5	\$9,600	
	Pre-Cast Concrete	5%	Now	\$500	LIFE	**	5	\$700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
	Modified Bitumen	100%	Now	\$371,300	2038	**			
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%									
Location : West Side									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Stair B, Custodians Office									
Other Observation, Extent : Severe, Area Affected : 80%									
Location : Main Roof									
Explanation : Air Pockets,Trapped Water And Adhesion Failure									
Interior									
Floors									
	Carpet	30%			2029	\$120,000	3	\$13,000	
	Ceramic Tile	15%			2041	**	5	\$4,300	
	Vinyl Tile	55%			2036	**	3	\$6,000	
Interior Walls									
	Ceramic Tile	3%			2041	**	5	\$600	
	Folding Partition	5%	4+	\$45,800	2050	**	5	\$1,300	
Unit Inoperable, Extent : Severe, Area Affected : 100%									
Location : Main Floor									
	Glass: Single Pane	2%			LIFE	**	5	\$300	
	Gypsum Board	90%			LIFE	**	5	\$11,500	

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
LONG ISLAND CITY COMMUNITY LIBRARY
Asset # : 14111

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileSusp.Lay-In	90%			2045	* *	5	\$26,000	
			Water Penetration, Extent : Moderate, Area Affected : 10%						
			Location : Custodian Office, Stair B And Library Area						
	Gypsum Board	10%			LIFE	* *	5	\$3,600	
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	* *			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2048	* *	5	\$100	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Electrical Room						
			Explanation : Main Service Switch Rated At 1,200 Amperes						
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2048	* *	5	\$500	
	Raceway								
	Conduit	100%			2048	* *	1		
	Panelboards								
	Fused Disc Sw	5%			2044	* *	5		
	Molded Case Bkrs	95%			2044	* *	5	\$500	
	Wiring								
	Thermoplastic	100%			2048	* *	1		
	Motor Controllers								
	Locally Mounted	100%			2041	* *	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	60%			2033	* *	10	\$10,600	
			T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
	Fluorescent	20%			2033	* *	10	\$3,500	
			Other Observation, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
			Explanation : Compact Fluorescent Lamps						
	Fluorescent	18%			2033	* *	10	\$3,200	
			T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%						
			Location : Throughout The Building						
	Incandescent	2%			2033	* *	2		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Lighting

Egress Lighting

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

Exterior Lighting

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

Alarm

Security System

No Component	30%								
Generic	70%		2033		**	1		\$5,100	

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

Fire/Smoke Detection

No Component	30%								
Generic, Digital	70%		2033		**	1-3		\$8,300	

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

Heating

Energy Source

Natural Gas	100%		2048		**	1			
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Conversion Equipment

Hot Water Boiler	100%		2041		**	1		\$9,600	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump	100%		2044		**	4		\$1,000	
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Terminal Devices

Air Handler	90%		2033		**	1		\$10,800	
Convactor/Radiator	10%		2041		**	1		\$600	

Air Conditioning

Energy Source

Electricity	100%		2044		**	1			
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Conversion Equipment

Reciprocating	100%		2033		**	1		\$9,000	
Compr/Chiller									

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

Terminal Devices

Air Handler/Cool/Ht	100%		2033		**	1		\$12,000	
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Heat Rejection

Air Cooled Condenser Unit	100%		2033		**	2		\$13,500	
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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
LONG ISLAND CITY COMMUNITY LIBRARY
Asset # : 14111

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$10,800	
	Exhaust Fans							
	Roof	100%		2033	* *	2	\$600	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2048	* *	1		
	Water Heater							
	Gas Fired	100%		2026	\$12,000	2	\$300	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Backflow Preventer							
	Generic	100%		2033	* *	1	\$1,200	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1-2</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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$136,800	
Interior Architecture	\$89,700	
Electrical		\$317,400
Mechanical	\$192,200	
Total	\$418,800	\$317,400
Importance Code A	\$136,800	
Importance Code B	\$281,900	\$317,400
Total	\$418,800	\$317,400

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$27,200			\$600
Interior Architecture	\$2,500	\$500	\$200	\$2,500
Electrical	\$200	\$200	\$300	\$61,200
Mechanical	\$2,400	\$1,400	\$2,800	\$1,400
Total	\$32,300	\$2,200	\$3,200	\$65,700
Importance Code A	\$27,500	\$400	\$400	\$1,000
Importance Code B	\$4,800	\$1,800	\$2,900	\$64,700
Importance Code C				
Total	\$32,300	\$2,200	\$3,200	\$65,700



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
MASPETH BRANCH LIBRARY
Asset # : 13300

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Copper/Terne	5%			2050	**	10	\$1,300	
	Masonry: Brick Cavity	50%			LIFE	**	5	\$5,700	
	Masonry: Brick Cavity	42%	Now	\$77,400	LIFE	**	5	\$4,800	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%									
Location : North, South And East Facades									
Painted Surfaces, Extent : Light, Area Affected : 5%									
Location : North, South And East Facades									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : South Facade Facing Pharmacy Parking Lot, Corners									
	Masonry: Marble	3%			LIFE	**	5	\$300	
Windows									
	Aluminum	100%	Now	\$13,500	2038	**	5	\$500	
Hardware Missing, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Unit Inoperable, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
Parapets									
	Copper/Terne	20%			2050	**	5	\$1,100	
	Masonry: Brick Cavity	75%	Now	\$13,000	LIFE	**	5	\$900	1
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%									
Location : Exterior Face Of Parpaet Wall									
	Masonry: Limestone	5%	Now	\$700	LIFE	**	5	\$100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping Stones									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping Stones									
Water Penetration, Extent : Moderate, Area Affected : 5%									
Location : Coping									
Roof									
	Modified Bitumen	100%	0-2	\$59,400	2035	**			
Seams Open/Split, Extent : Severe, Area Affected : 10%									
Location : Main Roof									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Managers Office And Librarian Area									
Soffits									
	Stucco Cement	100%			2043	**	5		
Interior									
Floors									
	Carpet	47%			2031	\$70,000	3	\$10,100	
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Interior

Interior Walls

Concrete Masonry Unit	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	\$89,700	2050		**	5	\$6,400	
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Broken/Missing Elements, Extent : Severe, Area Affected : 10%

Location : Directly Under Southwest Drain

Staining/Discoloring, Extent : Severe, Area Affected : 25%

Location : Throughout

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

Location : Managers Office And Librarian Area

Exposed Struc: Steel	5%			LIFE		**			
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Site Enclosure

Fence/Gates

Chain Link	90%			2050		**			
Iron Picket	10%			2065		**			

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		
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%			2030		\$1,600	5	\$200	
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Other Observation, Extent : Light, Area Affected : 100%

Location : Electrical Room 1st Floor

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2030		\$35,000	5	\$200	
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Raceway

Conduit	90%			2030		\$30,600	1		
Conduit	10%			2040		**	1		

Panelboards

Fused Disc Sw	5%			2029		\$800	5		
Molded Case Bkrs	85%			2029		\$13,800	5	\$200	
Molded Case Bkrs	10%			2038		**	5		

Wiring

Thermoplastic	90%			2030		\$27,000	1		
Thermoplastic	10%			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
MASPETH BRANCH LIBRARY
Asset # : 13300

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Motor Controllers								
	Locally Mounted	100%			2028	\$16,400	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	LED	100%			2030	\$282,300			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Ballast And Bulb Are New But Housing Fixtures Are Old								
	Egress Lighting								
	Emergency, Battery	50%			2030	\$5,300	10	\$900	
	Exit, Service	50%			2030	\$600	1		
	Exterior Lighting								
	HID	100%			2025	\$29,500	10		
Alarm									
	Security System								
	No Component	70%							
	Generic	30%			2025	\$7,100	1	\$800	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Throughout The Building								
	Explanation : Intrusion Alarm Only, Motion Sensors								
	Fire/Smoke Detection								
	No Component	70%							
	Generic, Analog	30%			2025	\$24,200	1-3	\$1,400	
Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2040	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2047	* *	1	\$3,600	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$500	
	Terminal Devices								
	Air Handler	75%			2025	\$77,100	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		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	80%		2025	\$49,600	1	\$2,700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
	Exterior Pkg Unit - Cooling	20%		2030	\$11,800	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	\$65,600	1	\$3,600	
		20%						
Heat Rejection								
	Air Cooled Condenser Unit	80%		2030	\$11,800	2	\$4,000	
	No Component	20%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$4,000	
Exhaust Fans								
	Interior	70%		2030	\$18,200	2	\$200	
	Roof	30%		2030	\$3,600	2	\$100	
Plumbing								
H/C Water Piping								
	Brass/Copper	100%		2040	* *	1		
Water Heater								
	Gas Fired	100%		2029	\$4,500	2	\$100	
Sanitary Piping								
	Cast Iron	100%		LIFE	* *	1		
Storm Drain Piping								
	Cast Iron	100%		LIFE	* *	1		
Fixtures								
	Generic	100%						

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$64,100	
Electrical		\$35,000
Total	\$64,100	\$35,000
Importance Code A	\$64,100	
Importance Code B		\$35,000
Total	\$64,100	\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$2,300
Interior Architecture	\$3,400	\$1,200		\$1,600
Electrical	\$500	\$700	\$600	\$8,800
Mechanical	\$3,100	\$1,700	\$3,500	\$1,700
Total	\$7,100	\$3,600	\$4,100	\$14,300
Importance Code A	\$400	\$400	\$400	\$2,700
Importance Code B	\$6,700	\$3,100	\$3,700	\$11,600
Importance Code C		\$200		
Total	\$7,100	\$3,600	\$4,100	\$14,300



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
MCGOLDRICK BRANCH LIBRARY
Asset # : 13299

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Concrete Masonry Unit	60%			LIFE	**	5	\$4,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : North And West Facades									
Explanation : Ribbed Face Units									
	Concrete Masonry Unit	30%			LIFE	**	5	\$2,300	
	Metal Panel	10%			2050	**	5-10	\$8,300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Exterior Corner									
Explanation : Standing Seam Metal Fascia									
Windows									
	Aluminum	100%			2046	**	5	\$1,700	
Roof									
	Modified Bitumen	100%	Now	\$64,100	2035	**			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 25%									
Location : Throughout									
Seams Open/Split, Extent : Moderate, Area Affected : 10%									
Location : Over Office									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Throughout									
Soffits									
	Alum/Vinyl Siding	100%			2050	**	10		
Interior									
Floors									
	Carpet	27%			2031	\$43,400	3	\$6,300	
	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+	\$1,800	2047	**	5	\$5,200	
Staining/Discoloring, Extent : Moderate, Area Affected : 10%									
Location : Bathroom									
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%		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		
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%		2030		\$1,600	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		\$35,000	5		\$200	
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Raceway

Conduit	80%		2030		\$27,200	1			
Conduit	20%		2050		* *	1			

Panelboards

Fused Disc Sw	5%		2046		* *	5			
Molded Case Bkrs	80%		2029		\$13,000	5		\$200	
Molded Case Bkrs	15%		2046		* *	5			

Wiring

Thermoplastic	80%		2030		\$24,000	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

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 Camera

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		
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%			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	\$600	
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Terminal Devices

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

Energy Source

Electricity	100%			2046		* *	1		
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Conversion Equipment

Reciprocating	100%			2038		* *	1	\$3,600	
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Compr/Chiller

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	100%			2038		* *	2	\$5,400	
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Unit

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	\$17,300	1		
Water Heater									
	Gas Fired	100%	0-2	\$100	2028	\$4,800	2	\$100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Boiler Room									
Explanation : 1 Unit With Defects.									
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.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 : 14-Feb-2018 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4414 **Lot** : 7504 **BIN** : 4535108

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$202,500	
Mechanical		\$40,700
Total	\$202,500	\$40,700
Importance Code A	\$202,500	
Importance Code B		\$40,700
Total	\$202,500	\$40,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,900			
Interior Architecture	\$6,900	\$1,300		\$4,900
Electrical	\$800	\$700	\$700	\$1,000
Mechanical	\$600	\$1,900	\$1,200	\$1,900
Total	\$32,200	\$3,900	\$1,900	\$7,700
Importance Code A	\$24,000	\$500	\$200	\$500
Importance Code B	\$8,100	\$3,000	\$1,800	\$7,200
Importance Code C		\$400		
Total	\$32,200	\$3,900	\$1,900	\$7,700



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
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

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	25%			LIFE	* *	5	\$25,600	
	Granite Panels	5%			LIFE	* *	5	\$500	
	Window Wall	70%	Now	\$23,900	2049	* *	5	\$17,200	
Caulking Deteriorated, Extent : Severe, Area Affected : 5%									
Location : Base Of Windows On Union Street Facade									
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Base Of Windows On Union Street Facade									
Parapets									
	Masonry: Brick	95%			LIFE	* *	5	\$800	
	Pre-Cast Concrete	5%			LIFE	* *	5	\$300	
Roof									
	Modified Bitumen	100%	0-2	\$202,500	2034	* *			
Drains Inad/Misposn, Extent : Moderate, Area Affected : 5%									
Location : Roof									
Ponding, Extent : Severe, Area Affected : 5%									
Location : Roof									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Mechanical Room, Reading Room									
Interior									
Floors									
	Carpet	75%			2028	\$132,000	3	\$19,100	
	Cast in Place Concrete	5%			LIFE	* *	5	\$1,400	
	Ceramic Tile	15%			2038	* *	5	\$1,900	
	Vinyl Tile	5%			2034	* *	3	\$300	
Interior Walls									
	Ceramic Tile	5%			2038	* *	5	\$800	
	Glass: Single Pane	2%			LIFE	* *	5	\$200	
	Gypsum Board	93%			LIFE	* *	5	\$8,500	
Ceilings									
	AcousTileSusp.Lay-In	90%	4+	\$2,000	2042	* *	5	\$5,700	
Staining/Discoloring, Extent : Light, Area Affected : 2%									
Location : Main Area Of Library									
	Gypsum Board	10%			LIFE	* *	5	\$1,600	
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2042	* *			

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

Under 600 Volts

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2055	**	5		
		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%			2055	**	5	\$200	
	Raceway								
	Conduit	100%			2055	**	1		
	Panelboards								
	Fused Disc Sw	5%			2051	**	5		
	Molded Case Bkrs	95%			2051	**	5	\$200	
	Wiring								
	Thermoplastic	100%			2055	**	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	94%			2037	**	10	\$6,900	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	1%			2037	**	10	\$100	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Toilets							
	Fluorescent	5%			2037	**	10	\$400	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Hallways							
	Egress Lighting								
	Emergency, Battery	40%			2037	**	10	\$800	
	Exit, LED	60%			2064	**	1		
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2037	**	1	\$2,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas And Hallways							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	**	1-3	\$5,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Electricity	60%			2055	**	1		
	Natural Gas	40%			2049	**	1		
Conversion Equipment									
	Furnace	40%			2029	\$7,600	1	\$1,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 1 Package Unit.							
	Heat Pump Air Sourced	60%			2033	**	2	\$1,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units							
Terminal Devices									
	Air Handler	60%			2037	**	1	\$3,000	
	No Component	40%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2051	**	1		
Conversion Equipment									
	Heat Pump Air Sourced	50%			2033	**	2	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : 4 Units, R-410a Refrigerant							
	Ext Pkg Unit - Heating/Cooling	40%			2029	\$40,700	2	\$200	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 1 Unit On Roof							
	Split Unit	10%			2029	\$17,300			
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units On Roof							
Heat Rejection									
	Air Cooled Condenser Unit	50%			2037	**	2	\$2,800	
	Air Cooled Condenser Unit	10%			2029	\$1,600	2	\$600	
	No Component	40%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
Exhaust Fans									
	Interior	50%			2037	**	2	\$100	
	Roof	30%			2029	\$4,000	2	\$100	
	Roof	20%			2037	**	2	\$100	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2055	**	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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	Generic	100%		2055	* *	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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$99,700	
Electrical	\$84,300	\$35,000
Mechanical	\$238,200	\$60,800
Total	\$422,200	\$95,800
Importance Code A	\$99,700	\$60,800
Importance Code B	\$322,500	\$35,000
Total	\$422,200	\$95,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$3,200	\$400		\$26,100
Interior Architecture		\$1,200	\$100	\$5,500
Electrical	\$200	\$300	\$300	\$54,200
Mechanical	\$1,400	\$2,300	\$1,800	\$27,400
Site Pavements	\$2,100			
Total	\$6,900	\$4,300	\$2,200	\$113,200
Importance Code A	\$3,600	\$800	\$400	\$26,600
Importance Code B	\$1,200	\$3,500	\$1,800	\$86,600
Importance Code C	\$2,100			
Total	\$6,900	\$4,300	\$2,200	\$113,200



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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	82%	4+	\$99,700	LIFE	**	5	\$12,300	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20% Location : South Facade Front Elevation, West Facade Vegetation Growth, Extent : Severe, Area Affected : 5% Location : West Facade							
	Metal Panel	10%			2050	**	5-10	\$10,300	
	Pre-Cast Concrete	3%	Now	\$3,200	LIFE	**	5	\$1,500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 5% Location : Window Sills Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50% Location : Window Sills							
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	4+	\$2,100	2035	* *	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>						
<i>Location : Right Side Yard</i>						
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>						
<i>Location : Right Side Yard</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%			2030	\$1,600	5		\$200
<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	\$35,000	5		\$200
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Raceway

Conduit	100%			2030	\$34,000	1		
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Panelboards

Fused Disc Sw	5%			2029	\$800	5		
Molded Case Bkrs	95%			2029	\$15,400	5		\$200

Wiring

Thermoplastic	100%			2030	\$30,100	1		
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Motor Controllers

Locally Mounted	100%			2028	\$16,400	5		\$100
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Ground

Grounding Devices

Generic	100%			LIFE	* *	5		\$100
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Lighting

Interior Lighting

Fluorescent	98%			2025	\$82,600	10		\$7,000
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								

Fluorescent	2%			2025	\$1,700	10		\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Bookcase Area And Front Desk</i>								
<i>Explanation : Compact Fluorescent Lighting</i>								

Egress Lighting

Emergency, Battery	50%			2025	\$5,700	10		\$900
Exit, Service	50%			2025	\$600	1		

Exterior Lighting

HID	100%			2025	\$31,800	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Alarm

Security System

No Component

70%

Generic

30%

2025

\$7,600

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		
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%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2028

\$60,800

1

\$3,800

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

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$600

Terminal Devices

Air Handler

75%

2025

\$83,200

1

\$3,600

Convactor/Radiator

25%

2035

* *

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Reciprocating

100%

2025

\$66,900

1

\$3,600

Compr/Chiller

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

Terminal Devices

Air Handler/Dir

100%

2025

\$88,200

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

\$22,400

2

\$200

Roof

20%

2025

\$2,600

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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping Brass/Copper	100%		2040	* *	1		
	Water Heater Gas Fired	100%		2029	\$4,800	2	\$100	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Fixtures Generic	100%						

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$88,400	\$66,800
Electrical	\$59,200	\$35,000
Mechanical	\$165,800	\$41,300
Total	\$313,500	\$143,100
Importance Code A	\$88,400	\$108,100
Importance Code B	\$225,100	\$35,000
Total	\$313,500	\$143,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$13,600			\$8,300
Interior Architecture		\$3,400	\$500	\$2,100
Electrical	\$600	\$600	\$500	\$17,900
Mechanical	\$1,900	\$1,200	\$2,300	\$18,600
Site Pavements	\$4,800			
Total	\$20,800	\$5,100	\$3,200	\$46,900
Importance Code A	\$13,900	\$300	\$300	\$8,600
Importance Code B	\$2,200	\$4,900	\$2,700	\$38,300
Importance Code C	\$4,800		\$300	
Total	\$20,800	\$5,100	\$3,200	\$46,900



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
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Glazed Ceramic Panel	95%	Now	\$50,500	LIFE	* *	5	\$66,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Throughout									
	Metal Panel	5%			2050	* *	5-10	\$5,200	
Windows									
	Aluminum	100%	Now	\$13,600	2046	* *	5	\$700	
Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%									
Location : Lunch Room									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : West Facade									
Roof									
	Metal Panel	75%			2043	* *	10	\$37,900	
Drains Clogged, Extent : Light, Area Affected : 2%									
Location : Gutter Area									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Dorm Roof									
Explanation : Covered With A Liquid Applied Membrane									
	Single Ply Membrane	25%			2035	* *	10	\$6,900	
Drains Clogged, Extent : Moderate, Area Affected : 2%									
Location : Lower Roof									
Ponding, Extent : Light, Area Affected : 10%									
Location : Lower Roof									
Interior									
Floors									
	Carpet	85%			2029	\$92,900	3	\$10,100	
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Meeting Room Auditorium									
	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%							
Other Observation, Extent : Light, Area Affected : 0%									
Location : Space Under The Dome									
Explanation : This Area Is Covered With Canvas Fabric									
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		
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	100%			2065	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2043	**			
	On-Site Walkways								
	Cast in Place Concrete	100%	0-2	\$4,800	2043	**			
	Cracking/Crumbling, Extent : Severe, Area Affected : 20% Location : Rear Of Building								
	Parking/Driveway								
	Asphalt	100%			2039	**			
Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2030	\$1,600	5		
	Other Observation, Extent : Light, Area Affected : 100% Location : Electrical Room Explanation : Two Main Service Disconnect Switches Rated At 200 Amperes Each.								
	Switchgear / Switchboard								
	Fused Disc Sw	100%			2030	\$35,000	5		
	Raceway								
	Conduit	80%			2030	\$27,200	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	\$24,000	1		
	Thermoplastic	20%			2056	**	1		
	Motor Controllers								
	Locally Mounted	100%			2028	\$16,400	5		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	5%			2030	\$2,900	10	\$200	
	Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Computer Desk Area								
	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.

Maintenance \$ are aggregated over a ten-year period. Site 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

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

Lighting

Egress Lighting

Emergency, Battery	50%		2038	**	10	\$600		
Exit, Service	50%		2038	**	1			

Exterior Lighting

HID	30%		2030	\$6,500	10			
No Component	70%							

Alarm

Security System

Generic	100%		2025	\$17,300	1	\$2,000		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Intrusion Alarm Only. Motion Sensors*

Fire/Smoke Detection

Generic, Analog	100%		2025	\$59,200	1-3	\$3,400		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells And Manual Pull Stations*

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

Heating

Energy Source

Natural Gas	100%		2040	**	1			
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Conversion Equipment

Hot Water Boiler	100%		2028	\$41,300	1	\$2,600		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump	100%		2029	\$8,400	4	\$300		
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Terminal Devices

Air Handler	80%		2025	\$60,300	1	\$2,600		
Convactor/Radiator	20%		2028	\$5,700	1	\$300		

Air Conditioning

Energy Source

Electricity	100%		2038	**	1			
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Conversion Equipment

Reciprocating Compr/Chiller	100%		2025	\$45,500	1	\$2,500		
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*R-22 Refrigerant, Extent : Light, Area Affected : 100%**Location : Court Yard*

Terminal Devices

Air Handler/Cool/Ht	100%		2025	\$60,100	1	\$3,300		
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.

Estimates are rounded to the nearest hundred dollars.

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Heat Rejection							
	Air Cooled Condenser Unit	100%		2030	\$10,800	2	\$3,700	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$2,900	
	Exhaust Fans							
	Interior	50%		2025	\$9,500	2	\$100	
	Roof	50%		2025	\$4,400	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2040	* *	1		
	Water Heater							
	Gas Fired	100%		2025	\$3,300	2	\$100	
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : 40 Gallons							
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping							
	Cast Iron	100%		LIFE	* *	1		
	Fixtures							
	Generic	100%						

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$17,500
Total		\$17,500
Importance Code B		\$17,500
Total		\$17,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,000		\$20,800	
Interior Architecture	\$4,200	\$400		\$4,200
Electrical	\$800	\$700	\$800	\$800
Mechanical	\$500	\$400	\$5,800	\$400
Total	\$7,500	\$1,500	\$27,300	\$5,400
Importance Code A	\$2,400	\$400	\$21,300	\$400
Importance Code B	\$5,100	\$1,000	\$6,100	\$5,000
Importance Code C		\$200		
Total	\$7,500	\$1,500	\$27,300	\$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
OZONE PARK BRANCH LIBRARY
Asset # : 13303

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick 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	\$108,800	3	\$15,700	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2038	**	5	\$600	
Vinyl Tile	20%			2034	**	3	\$1,100	
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		
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%			2029	\$1,600	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 600 Amperes.								
Switchgear / Switchboard								
Molded Case Bkrs	50%			2029	\$17,500	5	\$100	
Molded Case Bkrs	50%			2055	**	5	\$100	
Raceway								
Conduit	70%			2029	\$23,800	1		
Conduit	30%			2055	**	1		
Panelboards								
Molded Case Bkrs	70%			2028	\$11,300	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Wiring								
	Thermoplastic	50%			2029	\$15,000	1		
	Thermoplastic	50%			2055	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$100	
Lighting									
	Interior Lighting								
	Fluorescent	94%			2037	* *	10	\$6,500	
		T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Meeting Rooms							
	Fluorescent	4%			2037	* *	10	\$300	
		T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%							
		Location : Offices							
	Fluorescent	1%			2037	* *	10	\$100	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
	LED	1%			2037	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Hallways							
		Explanation : LED Lights							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Hallways, And Outside-front And Rear Of Building							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Digital	100%			2037	* *	1-3	\$4,800	
		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			
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%			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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2034	* *	1	\$3,700	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Rooftop Package Unit						
Air Conditioning									
	Energy Source								
	Electricity	100%			2045	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2034	* *	2	\$500	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 1 Package Unit. R-410a Refrigerant						
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								
	Gas Fired	100%			2024	\$4,600	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$36,600
Total		\$36,600
Importance Code A		\$36,600
Total		\$36,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$29,900		\$300	
Interior Architecture	\$21,300		\$8,800	\$700
Electrical	\$1,500	\$1,300	\$1,400	\$1,100
Mechanical	\$5,000	\$2,700	\$1,700	\$2,700
Site Enclosure	\$4,000			
Total	\$61,600	\$4,000	\$12,100	\$4,600
Importance Code A	\$30,500	\$600	\$900	\$600
Importance Code B	\$17,800	\$3,400	\$11,200	\$3,700
Importance Code C	\$13,300			\$200
Total	\$61,600	\$4,000	\$12,100	\$4,600



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
PENINSULA BRANCH LIBRARY
Asset # : 13304

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	60%			LIFE	**	5	\$14,200	
	Metal Panel	10%	Now	\$4,600	2041	**	5	\$2,200	
Broken/Missing Elements, Extent : Severe, Area Affected : 3%									
Location : Beach 94th Street And Rear Alley									
Deformed/Dented, Extent : Moderate, Area Affected : 3%									
Location : Rear Alley									
	Metal Panel	20%			2041	**	5-10	\$16,200	
	Stucco Cement	2%			2044	**	5	\$600	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Entry									
Explanation : Art Wall									
	Window Wall	8%	4+	\$1,000	2041	**	5	\$1,800	
Other Observation, Extent : Light, Area Affected : 5%									
Location : Window Wall Front Entry									
Explanation : Interior Top Trim Missing									
Windows									
	Aluminum	100%	4+	\$3,000	2039	**	5	\$1,700	
Hardware Missing, Extent : Light, Area Affected : 5%									
Location : Throughout									
Parapets									
	Masonry: Brick	13%			LIFE	**	5-10	\$6,500	
	Pre-Cast Concrete	2%	4+	\$1,100	LIFE	**	5	\$900	
Cracking/Crumbling, Extent : Light, Area Affected : 5%									
Location : Rear Parapet									
	No Component	85%							
Roof									
	Modified Bitumen	100%			2036	**	10	\$36,600	
Soffits									
	Stucco Cement	100%	4+	\$7,500	2044	**	5	\$5,900	
Broken/Missing Elements, Extent : Moderate, Area Affected : 1%									
Location : Front Of Building									
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%									
Location : Throughout									
Interior									
Floors									
	Carpet	75%			2030	\$202,200	3	\$21,900	
	Cast in Place Concrete	5%			LIFE	**	5	\$4,300	
	Ceramic Tile	5%			2040	**	5	\$1,000	
	Mosaic Tile	5%			2044	**	5	\$2,400	
	Vinyl Tile	10%			2036	**	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
PENINSULA BRANCH LIBRARY
Asset # : 13304

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2040	* *	5	\$400	
Concrete Masonry Unit	5%			LIFE	* *	5	\$400	
Glass: Single Pane	5%			LIFE	* *	5	\$700	
Gypsum Board	80%			LIFE	* *	5-10	\$11,900	
Metal Coiling Doors	5%			2047	* *	5	\$2,200	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$7,700	2044	* *	5	\$8,800	
	Broken/Missing Elements, Extent : Light, Area Affected : 5%							
	Location : Reading Room							
	Staining/Discoloring, Extent : Light, Area Affected : 5%							
	Location : Staff Lounge							
Fiber Board	5%			2036	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Mechanical Room							
	Explanation : Cement Board							
Gypsum Board	5%			LIFE	* *	5-10	\$3,400	
Site Enclosure								
Fence/Gates								
Chain Link	90%	0-2	\$3,900	2041	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 25%							
	Location : Rear							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 25%							
	Location : Rear							
Iron Picket	10%	Now	\$100	2051	* *			
	Broken/Missing Elements, Extent : Moderate, Area Affected : 5%							
	Location : Gate							
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%							
	Location : Gate							
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	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : Main Service Disconnect Switch Rated At 800 Amperes.								
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		
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%			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	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	96%			2039	**	10	\$11,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	4%			2039	**	10	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Lobby							
		Explanation : Compact Fluorescent Lights							
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2039	**	1-3	\$8,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors And Horns							

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Furnace	100%			2039	* *	1	\$6,400	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Roof						
			Explanation : 3 Rooftop Units						
	Terminal Devices								
	Fan Coil Unit/Heat	10%			2036	* *	1	\$400	
	No Component	90%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	* *	1		
	Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	100%			2039	* *	2	\$800	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : On The Roof						
			Explanation : 3 Units. Refrigerant 410a						
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2039	* *	2	\$9,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,500	
	Exhaust Fans								
	Roof	100%			2039	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	* *	1		
	Water Heater								
	Electric	100%			2030	\$11,600	4	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$37,400	
Mechanical		\$436,000
Total	\$37,400	\$436,000
Importance Code A	\$37,400	
Importance Code B		\$436,000
Total	\$37,400	\$436,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$29,400		\$4,200	\$1,200
Interior Architecture	\$1,200	\$4,700	\$1,200	\$5,900
Electrical	\$600	\$800	\$600	\$9,100
Mechanical	\$3,700	\$2,400	\$1,900	\$7,900
Site Enclosure	\$2,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$40,900	\$11,800	\$11,800	\$28,000
Importance Code A	\$32,200	\$800	\$4,900	\$2,000
Importance Code B	\$6,700	\$10,500	\$6,900	\$26,100
Importance Code C	\$2,000	\$600		
Total	\$40,900	\$11,800	\$11,800	\$28,000



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
POPPEHUSEN BRANCH LIBRARY
Asset # : 13305

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	4+	\$22,900	LIFE	**	5	\$12,900	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%							
	Location : Front And Rear Elevations							
Masonry: Limestone	15%	4+	\$6,500	LIFE	**	5	\$1,700	
	Water Penetration, Extent : Moderate, Area Affected : 2%							
	Location : 1st Floor Window							
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	\$24,200	5	\$8,300	
Interior								
Floors								
Carpet	70%			2029	\$122,700	3	\$12,300	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	20%			2039	**	5	\$2,300	
Vinyl Tile	5%			2025	\$5,800	3	\$300	
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+	\$2,000	2050	**			
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%							
	Location : Throughout							
	Impact Damage, Extent : Moderate, Area Affected : 2%							
	Location : Gate Off Hinge And Bent Sections							
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
POPPEHUSEN BRANCH LIBRARY
Asset # : 13305

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

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

Under 600 Volts

Service Equipment

Fused Disc Sw	100%		2050	**	5
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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.

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

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

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

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

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		
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%

2040

* *

1

Conversion Equipment

Steam Boiler

100%

Now

\$2,800

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

\$51,500

1

\$1,000

Air Conditioning

Energy Source

Electricity

100%

2038

* *

1

Conversion Equipment

Split Unit

100%

2030

\$183,400

*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof**Explanation : 6 Units. Refrigerant R-410a*

Terminal Devices

Fan Coil - 4 Pipe

100%

2030

\$201,100

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.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ventilation									
	Exhaust Fans								
	Interior	100%			2030	\$30,600	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$5,200	2	\$100	
	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	
		On Extended Life, Extent : Moderate, Area Affected : 100%							
		Location : Boiler Room							
	Sewage Ejector(s)								
	Electric	100%	0-2	\$100	2030	\$2,500	4	\$300	
		Other Observation, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
		Explanation : Auto Start Not Working							
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement To 1st Floor							
		Explanation : 1 Unit							

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Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$4,056,200	\$402,000
Interior Architecture	\$854,600	\$833,600
Electrical	\$48,900	\$2,107,400
Mechanical	\$457,400	\$7,148,000
Total	\$5,417,100	\$10,491,100
Importance Code A	\$4,097,100	\$402,000
Importance Code B	\$1,224,800	\$9,999,400
Importance Code C	\$95,200	\$89,700
Total	\$5,417,100	\$10,491,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$66,500		\$27,300	
Interior Architecture	\$986,700		\$41,200	\$55,400
Electrical	\$53,600	\$43,500	\$34,400	\$32,000
Mechanical	\$96,400	\$86,500	\$162,000	\$86,500
Site Enclosure	\$1,200			
Site Pavements	\$18,500			
Elevators/Escalators	\$19,700	\$19,700	\$19,700	\$19,700
Total	\$1,242,700	\$149,700	\$284,600	\$193,600
Importance Code A	\$67,800	\$13,600	\$40,900	\$13,600
Importance Code B	\$1,101,800	\$136,100	\$243,700	\$176,200
Importance Code C	\$73,200			\$3,800
Total	\$1,242,700	\$149,700	\$284,600	\$193,600



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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
Exterior								
Exterior Walls								
Cement-Fiber Panel	10%			2036	**	10	\$30,600	
Glass: Special Gauge	20%			LIFE	**	1		
Masonry: Brick	15%	Now	\$239,900	LIFE	**	5	\$14,700	
Horizontal Cracks, Extent : Severe, Area Affected : 10%								
Location : Penthouse, 1966 Building At Rear 2nd Floor, Above Loading Dock								
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : East Wall At 1st And 2nd Floor								
Misaligned/Bulging, Extent : Severe, Area Affected : 10%								
Location : Penthouse								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Second Floor Administration Area Under Windows								
Granite Panels	5%	0-2	\$28,100	LIFE	**	5	\$3,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : Along 90th Street								
Panel: Limestone	45%	2-4	\$260,600	LIFE	**	5	\$33,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 5%								
Location : West Side Main Entrance								
Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%								
Location : Front Entrance, All Facades								
Spalling, Extent : Moderate, Area Affected : 10%								
Location : 90th Street Facade								
Other Observation, Extent : Light, Area Affected : 15%								
Location : West Side Main Entrance								
Explanation : Sidewalk Shed In Use								
Window Wall	5%	Now	\$12,700	2051	**	5	\$9,200	
Dry Rot/Decay, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Main Entrance								
Windows								
Aluminum	95%	Now	\$277,600	2047	**	5	\$13,300	
Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%								
Location : Throughout 2nd And 3rd Floor Offices								
Caulking Deteriorated, Extent : Moderate, Area Affected : 10%								
Location : Throughout 2nd And 3rd Floor Offices								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Throughout 2nd And 3rd Floor Offices								
Metal Louvers	5%			2040	**	10	\$8,700	

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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
Exterior								
Parapets								
Masonry: Brick	30%	Now	\$85,000	LIFE	**	5	\$6,800	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%								
Location : Throughout								
Misaligned/Bulging, Extent : Severe, Area Affected : 25%								
Location : Mechanical Penthouse								
Spalling, Extent : Severe, Area Affected : 15%								
Location : Cafeteria Roof, Upper Roof								
Masonry: Limestone	50%			LIFE	**	5-10	\$138,100	
Metal Panel	5%			2051	**	5	\$4,400	
Metal Rail	5%			2044	**	5-10	\$20,500	
Other Observation, Extent : Light, Area Affected : 15%								
Location : Main Roof								
Explanation : Aluminum Railing With Glass Panels								
Metal Rail	5%			2044	**	5-10	\$20,500	
Panel: Limestone	5%	Now	\$13,700	LIFE	**	5	\$1,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%								
Location : West Side Over Main Entrance								
Roof								
Built-Up (BUR)	45%	Now	\$1,624,900	2041	**			
Embedded Gravel Surface, Extent : Light, Area Affected : 100%								
Location : Throughout								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
Location : Over I T S Area, 1980 Addition								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Throughout I T S Area, 1980 Addition								
Vegetation Growth, Extent : Moderate, Area Affected : 5%								
Location : Main Roof								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition								
Modified Bitumen	10%			2031	\$361,100	10	\$24,600	
Modified Bitumen	40%	Now	\$1,444,300	2041	**			1
Blisters, Extent : Moderate, Area Affected : 15%								
Location : Throughout Roof Over 2nd Floor								
Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%								
Location : Throughout Roof Over 2nd Floor								
Water Penetration, Extent : Severe, Area Affected : 20%								
Location : 2nd Floor Corridors And 2nd Floor Offices								
Skylight, Metal/Glass	5%			2051	**	10	\$40,900	

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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
Exterior									
Soffits									
	Cast in Place Concrete	50%	4+	\$12,000	LIFE	**	5	\$9,800	
		Exposed Reinforcement, Extent : Moderate, Area Affected : 5% Location : 2nd Floor Cafeteria Bulkhead Overhang Paint Peeling, Extent : Moderate, Area Affected : 20% Location : 2nd Floor Cafeteria Bulkhead Overhang							
	Stucco Cement	50%			2044	**	5	\$4,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Loading Dock Explanation : Other Additional Location							
Interior									
Floors									
	Carpet	20%			2030	\$1,140,500	3	\$123,700	
	Carpet	15%	Now	\$855,400	2033	**	3	\$92,800	
		Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10% Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium Worn/Eroded, Extent : Moderate, Area Affected : 25% Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium							
	Cast in Place Concrete	10%			LIFE	**	5	\$180,400	
	Ceramic Tile	5%	0-2	\$173,200	2040	**	5	\$10,300	
		Cracking/Crumbling, Extent : Light, Area Affected : 10% Location : Basement, Basement Mens And Womens Toilets							
	Raised Access Floor	2%			2040	**	5	\$30,900	
	Sheet Vinyl/Rubber	13%			2036	**	5	\$80,400	
		Adhesion Failure, Extent : Moderate, Area Affected : 10% Location : Childrens Discovery Library Center							
	Terrazzo	25%			LIFE	**	5	\$161,100	
	Vinyl Tile	10%	Now	\$19,000	2031	\$379,900	3	\$15,500	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10% Location : Throughout Basement							

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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	\$57,100	2046	**	5	\$1,000	
Cracking/Crumbling, Extent : Moderate, Area Affected : 75%								
Location : Basement, 1st Floor Toilet Area, And Hallway Toilet Aea								
Ceramic Tile	4%			2040	**	5	\$7,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$15,300	
Glass: Single Pane	5%			LIFE	**	5	\$14,300	
Gypsum Board	45%	Now	\$19,300	LIFE	**	5	\$51,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%								
Location : Library Area At Base In Corridors, Basement At Soffit								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : 2nd Floor Offices								
Plaster	25%	Now	\$20,700	LIFE	**	5	\$14,300	
Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
Location : Stairwell 5 At Bulkhead								
Other Observation, Extent : Moderate, Area Affected : 5%								
Location : 1st And 2nd Floor								
Explanation : Wallpaper Peeling								
SGFT/Glazed Masonry	5%			LIFE	**	10	\$4,800	
Wood	5%			LIFE	**	5	\$76,300	

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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									
Ceilings									
	AcousTileConcealSpLn	5%			2036	**	5	\$21,300	
		Staining/Discoloring, Extent : Moderate, Area Affected : 25%							
		Location : Auditorium							
		Worn/Eroded, Extent : Moderate, Area Affected : 25%							
		Location : Auditorium							
	AcousTileSusp.Lay-In	15%	0-2	\$44,800	2044	**	5	\$25,600	
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Payroll Room, Security Office, 2nd Floor Corridor And Offices							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Payroll Room, I T S And Corridors Of 1980 Addition, Cafeteria							
	AcousTileSusp.Lay-In	35%			2048	**	5	\$119,400	
	Exposed Concrete	5%			LIFE	**	5-10	\$21,300	
	Exposed Struc: Steel	5%			LIFE	**	10	\$34,100	
	Gypsum Board	5%	Now	\$46,700	LIFE	**	5	\$21,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : 2nd Floor Reading Area							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Childrens Discovery Library Center							
		Water Penetration, Extent : Moderate, Area Affected : 25%							
		Location : 2nd Floor Reading Area							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Childrens Discovery Library Center							
		Explanation : Acoustical Plaster Hung Ceiling System							
	Metal Panel	5%	Now	\$154,200	LIFE	**	5	\$21,300	
		Broken/Missing Elements, Extent : Moderate, Area Affected : 10%							
		Location : Throughout Basement							
		Deformed/Dented, Extent : Severe, Area Affected : 40%							
		Location : Basement 1st Floor Receiving And Shipping Preparation Room							
	Plaster	15%	4+	\$72,700	LIFE	**	5	\$32,000	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : 2nd Floor Administrative Offices At Windows							
	Plaster	10%			LIFE	**	5-10	\$58,600	
Site Enclosure									
Fence/Gates									
	Aluminum Rail	25%			2044	**	5-10		
		Other Observation, Extent : Light, Area Affected : 25%							
		Location : Main Roof							
		Explanation : Attached To Roof							
	Chain Link	75%			2051	**			
Retaining Walls									
	Cast in Place Concrete	100%	2-4	\$1,200	2066	**			
		Cracking/Crumbling, Extent : Moderate, Area Affected : 15%							
		Location : Loading Dock Area							

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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	\$4,900	2044	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								

On-Site Walkways

Cast in Place Concrete	100%	0-2	\$1,400	2036	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								

Parking/Driveway

Cast in Place Concrete	100%	Now	\$12,200	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	
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Raceway

Conduit	40%			2031	\$97,600	1		
Conduit	60%			2051	**	1		

Panelboards

Fused Disc Sw	5%			2053	**	5	\$300	
Fused Disc Sw	5%			2030	\$7,300	5	\$300	
Molded Case Bkrs	10%			2030	\$14,600	5	\$700	
Molded Case Bkrs	50%			2047	**	5	\$3,600	
Molded Case Bkrs	30%			2053	**	5	\$2,200	

Wiring

Braided Cloth	20%	2-4	\$48,900	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	\$48,900	1		
Thermoplastic	40%			2057	**	1		
Thermoplastic	20%			2061	**	1		

Motor Controllers

Locally Mounted	10%			2029	\$65,500	5	\$200	
Locally Mounted	5%			2048	**	5	\$100	
Motor Control Center	75%			2029	\$120,900	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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$8,100	
Stand-by Power									
	Transfer Switches								
	Automatic	100%			2044	* *	1	\$84,800	
Generators									
	Diesel	90%			2044	* *	1	\$96,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Basement							
		Explanation : One 1,250 Kilowatts							
	Diesel	5%	Now	\$4,000	2046	* *	1	\$4,800	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Loading Dock Storage Rooftop							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof And Loading Dock							
		Explanation : Abandoned In Place, 2 Generators							
	Natural Gas	5%	Now	\$4,000	2046	* *	1	\$4,800	
		Not in Service, Extent : Severe, Area Affected : 100%							
		Location : Roof							
Batteries									
	Lead/Acid	100%			2026	\$1,600	5	\$10,200	
Fuel Storage									
	Day Tank	50%			2053	* *	5	\$25,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Generator Room Basement							
		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.							
	Main Tank	50%			2034	* *	5	\$4,000	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Underground							
		Explanation : One 6,000 Gallons. The Tank Is In Satisfactory Condition, But It Is Not Filling The Day Tank							

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			
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	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Meeting Room, C D L C Area And Some Office 3rd Floor									
	Fluorescent	5%			2031	\$149,400	10	\$12,600	
T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
	Fluorescent	50%			2036	* *	10	\$126,300	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Basement, Sub-basement, 1st, 2nd, 3rd Floor Bathroom, Some Offices									
	Fluorescent	20%			2039	* *	10	\$50,500	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Cafeteria, Some Offices 2nd, 3rd Floors And New Bathroom									
Explanation : T-8 Lamps									
	Fluorescent	10%			2039	* *	10	\$25,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Reading And Book Area 1st Floor, Some Mechanical Room									
Explanation : T-5 Lamps									
	Fluorescent	5%			2036	* *	10	\$12,600	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Lobby 1st Floor, Auditorium And Some Offices									
	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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Building Exterior									
Explanation : Fluorescent Fixtures Installed In The Statue Area.									
	HID	10%			2036	* *	10	\$100	
	HID	13%			2026	\$146,500	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2026

\$1,236,600

1-3

\$70,000

*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout**Explanation : Installing New System*

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Furnace

5%

Now

\$700

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

\$40,900

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+

\$8,300

2039

* *

4

\$12,900

*Corroded, Extent : Severe, Area Affected : 100%**Location : Piping To Basement Level At Basement Level.*

No Component

5%

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Air Handler	20%	0-2	\$157,200	2036	**	1	\$30,700	
		Other Observation, Extent : Light, Area Affected : 10%							
		Location : Roof							
		Explanation : Air Handler Servicing Childrens Discovery Library Center, Broken Return Fan Oil Bearing							
	Air Handler	50%			2031	\$1,965,600	1	\$85,200	
		Other Observation, Extent : Light, Area Affected : 60%							
		Location : Basement And Roof							
		Explanation : 5 Units In Total. 2 Old Units In Basement.							
	Convector/Radiator	15%			2044	**	1	\$13,400	
		Other Observation, Extent : Light, Area Affected : 20%							
		Location : Children Discovery Library Center On 1st Floor							
		Explanation : Radiant Heating System							
	Unit Heater - Hot Water	5%			2026	\$52,300			
	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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Penthouse							
		Explanation : 20 Tons Gas Driven Chillers							
	Exterior Pkg Unit - Cooling	10%			2036	**	2	\$1,700	
		R-134a Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : With Electric Reheat							
	Split Unit	10%			2031	\$596,800			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 2nd Floor Administration Office And Server Rooms							
		Explanation : Computer Room Units							
Distribution									
	CW & CHW Wtr Pipe/Pump	2%	Now	\$100	2031	\$6,800	4	\$300	
		Corroded, Extent : Severe, Area Affected : 100%							
		Location : Piping To Air Handlers At Basement Level							
	No Component	98%							

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QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
Terminal Devices									
	Air Handler/Cool/Ht	90%			2026	\$2,821,900	1	\$153,300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Various									
Explanation : See Heating Air Terminal Devices									
	No Component	10%							
Heat Rejection									
	Air Cooled Condenser Unit	10%			2031	\$56,400	2	\$19,200	
	Water Cooling Tower	90%	0-2	\$191,000	2029	\$954,900	2	\$199,600	
Other Observation, Extent : Severe, Area Affected : 10%									
Location : Roof									
Explanation : Cooling Tower Fills With Water Creating Inefficient Operation									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$243,200	
Exhaust Fans									
	Interior	10%			2026	\$99,500	2	\$800	
	Roof	90%			2031	\$417,700	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	**			
Other Observation, Extent : Light, Area Affected : 100%									
Location : Penthouse									
Explanation : Plate Heat Exchanger With Summer Option From Gas Driven Chiller Engine Heat.									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Sump Pump(s)									
	Non-Submersible	100%			2026	\$42,600	4	\$8,700	
Sewage Ejector(s)									
	Electric	100%			2036	**	4	\$11,000	
Backflow Preventer									
	Generic	100%			2036	**	1	\$16,900	
Other Observation, Extent : Light, Area Affected : 100%									
Location : 1st Floor									
Explanation : 3 Components									
Fixtures									
	Generic	100%							
Other Observation, Extent : Light, Area Affected : 10%									
Location : Basement									
Explanation : Two Outdated Bathrooms									

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QUEENS PUBLIC LIBRARY - 039
QUEENS CENTRAL LIBRARY CHILDREN'S DISCOVERY LIBRARY CTR
Asset # : 1867

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Geared Traction	40%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : C1, C, C2, 1, 2							
		Explanation : Two Units							
	Hydraulic	60%			LIFE		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : C1, 2 And C2,1							
		Explanation : 3 Units							
Fire Suppression									
Standpipe									
	Generic	100%			2051		* *	1-5	\$138,900
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	\$600		1-3	\$100
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Kitchen And Server Room							
		Explanation : Location Noted							

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Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$346,900	
Interior Architecture		\$17,900
Electrical		\$88,100
Mechanical		\$106,700
Total	\$346,900	\$212,700
Importance Code A	\$346,900	
Importance Code B		\$212,700
Total	\$346,900	\$212,700

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$41,900		\$500	
Interior Architecture	\$121,500		\$6,600	\$5,100
Electrical	\$15,300			\$200
Mechanical	\$8,600	\$1,900	\$2,900	\$1,900
Site Enclosure	\$29,800			
Site Pavements	\$5,000			
Total	\$222,100	\$1,900	\$10,100	\$7,200
Importance Code A	\$43,100	\$1,300	\$1,800	\$1,300
Importance Code B	\$143,900	\$600	\$3,900	\$5,900
Importance Code C	\$35,000		\$4,400	
Total	\$222,100	\$1,900	\$10,100	\$7,200



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	2%	Now	\$300	LIFE	**	5	\$1,200	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 2%								
	Location : Basement Door At Rear								
	Staining/Discoloring, Extent : Moderate, Area Affected : 5%								
	Location : Foundation								
	Masonry: Brick	85%	Now	\$67,500	LIFE	**	5	\$10,300	
	Efflorescence, Extent : Moderate, Area Affected : 20%								
	Location : Rear Facade								
	Horizontal Cracks, Extent : Moderate, Area Affected : 5%								
	Location : Rear And Side Facade At Window Lintel Level								
	Rusting Masonry Supt, Extent : Severe, Area Affected : 5%								
	Location : Front Facade Window Lintels, Including Blocked Up Openings								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : All Facades								
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Rear Facade Below Windows And Along Pipes, Front Facade								
	Masonry: Limestone	5%	Now	\$3,600	LIFE	**	5	\$500	
	Cracking/Crumbling, Extent : Moderate, Area Affected : 5%								
	Location : At Entry Top Of Molding								
	Spalling, Extent : Moderate, Area Affected : 5%								
	Location : Window Sills At Front Facade								
	Granite Panels	5%			LIFE	**	5	\$900	
	Window Wall	3%	Now	\$3,800	2041	**	5	\$700	
	Not Insulated, Extent : Severe, Area Affected : 100%								
	Location : Front Facade								
	Other Observation, Extent : Severe, Area Affected : 50%								
	Location : Front Facade								
	Explanation : Condensation Present								
Windows									
	Aluminum	98%	Now	\$18,800	2039	**	5	\$2,100	
	Condensation Present, Extent : Severe, Area Affected : 10%								
	Location : Front Facade								
	Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%								
	Location : Throughout								
	Metal Louvers	2%			2034	**	10	\$500	
Parapets									
	Concrete Masonry Unit	40%	2-4	\$800	LIFE	**	5	\$1,500	
	Vegetation Growth, Extent : Light, Area Affected : 10%								
	Location : Throughout Interior Facades								
	Masonry: Brick	50%	0-2	\$10,500	LIFE	**	5	\$1,700	
	Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%								
	Location : Exterior Rear And Side Facades								
	Masonry: Limestone	10%			LIFE	**	5-10	\$4,100	

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

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Modified Bitumen	100%	Now	\$279,400	2041		**		
	Blisters, Extent : Severe, Area Affected : 15%								
	Location : Roof								
	Drains Inad/Misposn, Extent : Severe, Area Affected : 30%								
	Location : Roof								
	Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%								
	Location : At South Parapet								
	Ponding, Extent : Severe, Area Affected : 15%								
	Location : Roof								
	Vegetation Growth, Extent : Severe, Area Affected : 5%								
	Location : At Drains								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Checkout Area, Childrens Reading Room								
	Worn/Eroded, Extent : Severe, Area Affected : 100%								
	Location : Roof								
Interior									
Floors									
	Carpet	50%	2-4	\$67,200	2030	\$134,300	3	\$14,600	
	Staining/Discoloring, Extent : Moderate, Area Affected : 25%								
	Location : First Floor In Childrens Area And Community Room								
	Worn/Eroded, Extent : Moderate, Area Affected : 100%								
	Location : First Floor In Childrens Area And Community Room								
	Wrinkling, Extent : Moderate, Area Affected : 10%								
	Location : First Floor In Childrens Area And Community Room								
	Carpet	10%			2030	\$26,900	3	\$2,900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Lobby								
	Explanation : Carpet Tiles								
	Ceramic Tile	5%			2034	**	5	\$1,000	
	Quarry Tile	2%			2044	**	5	\$600	
	Terrazzo	3%			LIFE	**	5	\$900	
	Vinyl Tile	20%			2036	**	3	\$1,500	
	Vinyl Tile	10%			2031	\$17,900	3	\$1,000	

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

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$20,000	LIFE	**			
Paint Peeling, Extent : Moderate, Area Affected : 10%								
Location : Basement Boiler Room								
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Mechanical Room								
Water Penetration, Extent : Severe, Area Affected : 10%								
Location : Basement Boiler Room Through Window And Vent Openings								
Ceramic Tile	5%			2034	**	5	\$1,500	
Concrete Masonry Unit	8%			LIFE	**	5	\$1,900	
Folding Partition	10%			2039	**	5	\$7,300	
Glass: Single Pane	5%			LIFE	**	5	\$2,200	
Gypsum Board	45%	Now	\$3,000	LIFE	**	5	\$7,900	
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Window Openings In Basement Community Room								
Marble Panels	2%			LIFE	**	10	\$200	
Plaster	10%	Now	\$1,300	LIFE	**	5	\$900	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%								
Location : Staff Stair To Basement								
Water Penetration, Extent : Moderate, Area Affected : 5%								
Location : Staff Stair To Basement								
SGFT/Glazed Masonry	5%			LIFE	**	10	\$700	
Ceilings								
AcousTileSusp.Lay-In	55%	Now	\$9,400	2036	**	5	\$5,300	
Staining/Discoloring, Extent : Severe, Area Affected : 5%								
Location : Various Locations On First Floor								
Water Penetration, Extent : Moderate, Area Affected : 10%								
Location : Childrens Reading Room, Check Out Area								
AcousTileSusp.Lay-In	25%	Now	\$12,800	2044	**	5	\$2,400	
Cracking/Crumbling, Extent : Moderate, Area Affected : 20%								
Location : Basement								
Misaligned/Bulging, Extent : Moderate, Area Affected : 10%								
Location : Staff Bathroom And Basement								
Worn/Eroded, Extent : Moderate, Area Affected : 25%								
Location : Basement								
Exposed Concrete	5%			LIFE	**	5-10	\$1,200	
Plaster	15%			LIFE	**	5-10	\$5,000	
Site Enclosure								
Fence/Gates								
Chain Link	30%	Now	\$2,800	2041	**			
Corrosion/Rusting, Extent : Moderate, Area Affected : 20%								
Location : Rear Fence Towards 94th Avenue								
Iron Picket	70%			2051	**			

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
Retaining Walls									
	Cast in Place Concrete	15%			2051		* *		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Rear							
		Explanation : Retaining Wall To Basement							
	Cast in Place Concrete	10%	Now	\$100	2051		* *		
		Cracking/Crumbling, Extent : Severe, Area Affected : 15%							
		Location : Wall Coping At 222nd Street At Fence Post Connections							
	Masonry: Brick	70%	Now	\$26,700	2041		* *		
		Broken/Missing Elements, Extent : Severe, Area Affected : 10%							
		Location : Corners And At Iron Fence Connections							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : 222nd Street							
	Masonry: Fieldstone	5%	0-2	\$200	2041		* *		
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : Entrance Cheek Walls							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Entrance Steps							
		Explanation : Stone Panels At Cheek Walls							
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		* *		
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%							
		Location : Front Entrance Steps							
Parking/Driveway									
	Asphalt	20%	Now	\$1,100	2034		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Van Parking Area							
		Potholes, Extent : Severe, Area Affected : 10%							
		Location : Van Parking Area							
	Cast in Place Concrete	80%	0-2	\$3,500	2044		* *		
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Driveway							

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

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	50%			2031	\$800	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Ampere Main Disconnect Switch							
	Molded Case Bkrs	50%			2031	\$800	5	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 500 Ampere Main Disconnect Switch							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2031	\$35,000	5	\$300	
	Raceway								
	Conduit	100%			2031	\$34,000	1		
	Panelboards								
	Fused Disc Sw	5%			2030	\$800	5		
	Molded Case Bkrs	95%			2030	\$15,400	5	\$300	
	Wiring								
	Braided Cloth	50%	2-4	\$15,000	2056	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Thermoplastic	50%			2031	\$15,000	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$32,700	5	\$100	
	Ground								
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$400	
	Lighting								
	Interior Lighting								
	Fluorescent	100%			2036	**	10	\$11,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Egress Lighting								
	Emergency, Battery	50%			2036	**	10	\$1,600	
	Exit, Service	50%			2036	**	1		
	Exterior Lighting								
	HID	100%			2026	\$53,100	10		

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Steam Boiler	100%			2036	* *	1	\$12,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : 1 Unit							
Distribution									
	Steam Piping/Pump	10%	Now	\$2,300	2041	* *			
		Corroded, Extent : Severe, Area Affected : 60%							
		Location : Vacuum Pump Tank, Basement Boiler Room							
		Leak Evident, Extent : Severe, Area Affected : 10%							
		Location : Vacuum Pump Tank, Basement Boiler Room							
	Steam Piping/Pump	90%			2041	* *			
Terminal Devices									
	Convactor/Radiator	100%			2044	* *	1	\$4,200	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2026	\$106,700	2	\$800	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : 2 Units. Roof							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,500	
	Exhaust Fans								
	Roof	100%			2031	\$21,900	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2029	\$8,000	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$2,000	4	\$400	
	Backflow Preventer								
	Generic	100%			2039	* *	1	\$800	
	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.*

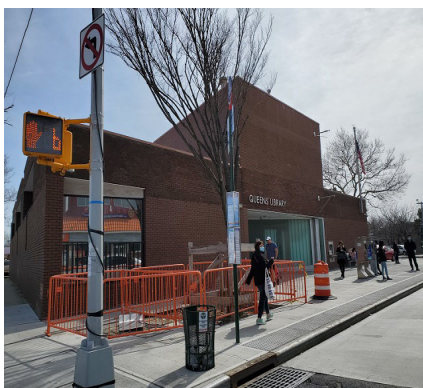
Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$83,000	
Electrical		\$35,000
Mechanical		\$295,100
Total	\$83,000	\$330,100
Importance Code A	\$83,000	
Importance Code B		\$330,100
Total	\$83,000	\$330,100

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$40,000			
Interior Architecture	\$33,700		\$4,800	\$700
Electrical	\$700	\$700	\$800	\$800
Mechanical	\$3,400	\$2,300	\$1,400	\$2,100
Total	\$77,700	\$2,900	\$7,000	\$3,600
Importance Code A	\$40,400	\$400	\$400	\$400
Importance Code B	\$18,700	\$2,500	\$6,600	\$3,200
Importance Code C	\$18,600			
Total	\$77,700	\$2,900	\$7,000	\$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
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	90%	Now	\$83,000	LIFE	**	5	\$20,400	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : South Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : North Facade, West Facade							
	Window Wall	10%	Now	\$11,800	2051	**	5	\$4,300	
		Caulking Deteriorated, Extent : Moderate, Area Affected : 10%							
		Location : West Facade							
Windows									
	Aluminum	90%	Now	\$14,700	2047	**	5	\$800	
		Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%							
		Location : Tiled Glass Reading Room							
		Caulking Deteriorated, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Glass Block	5%			LIFE	**	5	\$100	
		Other Observation, Extent : Light, Area Affected : 5%							
		Location : Entrance Area							
		Explanation : Channel Glass At Entrance							
	Metal Louvers	5%			2040	**	10	\$600	
Parapets									
	Masonry: Brick	60%			LIFE	**	5-10	\$9,200	
	Pre-Cast Concrete	40%			LIFE	**	5	\$11,200	
		Recent Replace Evident, Extent : Light, Area Affected : 50%							
		Location : Coping							
Roof									
	Modified Bitumen	95%			2039	**	10	\$20,800	
		Recent Installation, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Skylight, Metal/Glass	5%			2051	**	10	\$3,600	
Interior									
Floors									
	Carpet	70%			2030	\$115,300	3	\$12,500	
	Cast in Place Concrete	10%			LIFE	**	5	\$5,200	
	Ceramic Tile	10%			2040	**	5	\$1,200	
	Vinyl Tile	10%			2031	\$11,000	3	\$600	
Interior Walls									
	Concrete Masonry Unit	90%			LIFE	**	5	\$16,400	
	Glass: Single Pane	5%			LIFE	**	5	\$1,700	
	Masonry: Brick	5%	0-2	\$9,600	LIFE	**			
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%							
		Location : Lightwell In Adult Reading Room							

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

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

Interior

Ceilings

AcousTileConcealSpLn 65% 4+ \$6,800 2044 * * 5 \$4,800

Broken/Missing Elements, Extent : Light, Area Affected : 5%

Location : Reading Room

Misaligned/Bulging, Extent : Light, Area Affected : 5%

Location : Reading Room

AcousTileSusp.Lay-In 10% 2044 * * 5 \$1,200

Exposed Struc: Steel 15% LIFE * * 10 \$3,600

Gypsum Board 5% LIFE * * 5-10 \$2,000

Plaster 5% LIFE * * 5-10 \$1,000

Site Pavements

Public Sidewalk

Cast in Place Concrete 100% 2044 * *

Other Observation, Extent : Light, Area Affected : 10%

Location : Main Street

Explanation : Barricades On Side Walk Surrounding Tree Pits

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

Under 600 Volts

Service Equipment

Fused Disc Sw 100% 2031 \$1,600 5

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

Location : Electrical Room

Explanation : Main Service Disconnect Switch Rated At 800 Amperes.

Switchgear / Switchboard

Molded Case Bkrs 100% 2031 \$35,000 5 \$200

Raceway

Conduit 100% 2031 \$34,000 1

Panelboards

Molded Case Bkrs 100% 2030 \$16,200 5 \$200

Wiring

Thermoplastic 100% 2031 \$30,100 1

Motor Controllers

Locally Mounted 100% 2029 \$16,400 5 \$100

Ground

Grounding Devices

Not Accessible 100%

Lighting

Interior Lighting

Fluorescent 5% 2031 \$4,300 10 \$400

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

Location : Lobby

Explanation : T-5 Lamps

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

Lighting

Egress Lighting

Emergency, Battery	50%		2036	**	10	\$1,000		
Exit, Service	50%		2036	**	1			

Exterior Lighting

HID	30%		2031	\$9,800	10			
No Component	70%							

Alarm

Security System

No Component	30%							
Generic	70%		2039	**	1	\$2,100		

*Other Observation, Extent : Light, Area Affected : 100%**Location : Reading Areas**Explanation : CCTV Surveillance Cameras*

Fire/Smoke Detection

Generic, Analog	100%		2036	**	1-3	\$4,900		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns*

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

Heating

Energy Source

Natural Gas	100%		2051	**	1			
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Conversion Equipment

Hot Water Boiler	100%		2044	**	1	\$3,900		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Explanation : 1 Unit*

Distribution

Hot Wtr Piping/Pump	100%		2039	**	4	\$600		
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Terminal Devices

Air Handler	70%		2031	\$79,500	1	\$3,400		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Roof Level Machine Room**Explanation : Combination Heat And Air Conditioner Fan*

Convactor/Radiator	30%		2044	**	1	\$800		
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*Other Observation, Extent : Light, Area Affected : 100%**Location : About 7 Feet Off Floor Level**Explanation : Radiators***Air Conditioning**

Energy Source

Electricity	100%		2039	**	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
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
	Conversion Equipment							
	Int Pkg Unit - Heating/Cooling	100%		2029	\$171,700	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	\$43,900	2	\$5,500	
Ventilation								
	Distribution							
	Ductwork/Diffusers	100%		LIFE	* *	2-5	\$7,000	
	Exhaust Fans							
	Interior	80%		2031	\$23,000	2	\$200	
	Roof	20%		2036	* *	2	\$100	
Plumbing								
	H/C Water Piping							
	Brass/Copper	100%		2041	* *	1		
	Water Heater							
	Gas Fired	100%		2029	\$4,900	2	\$100	
			<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.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$54,000	
Electrical	\$78,700	\$35,000
Mechanical		\$129,300
Total	\$132,800	\$164,300
Importance Code A	\$54,000	\$56,800
Importance Code B	\$78,700	\$107,500
Total	\$132,800	\$164,300

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$31,900			\$10,300
Interior Architecture	\$24,400	\$300	\$700	\$5,500
Electrical	\$200	\$300	\$300	\$44,700
Mechanical	\$1,000	\$1,000	\$1,400	\$1,000
Total	\$57,400	\$1,500	\$2,300	\$61,500
Importance Code A	\$32,200	\$400	\$400	\$10,800
Importance Code B	\$25,200	\$1,200	\$1,500	\$50,700
Importance Code C			\$400	
Total	\$57,400	\$1,500	\$2,300	\$61,500



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
REGO PARK BRANCH LIBRARY
Asset # : 13308

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	60%	Now	\$54,000	LIFE	**	5	\$8,300		
	Efflorescence, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%								
	Location : Throughout								
	Vegetation Growth, Extent : Severe, Area Affected : 20%								
	Location : North Facade								
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	**				
	Corrosion/Rusting, Extent : Moderate, Area Affected : 50%								
	Location : Penthouse								
	Deteriorated Finish, Extent : Moderate, Area Affected : 50%								
	Location : Penthouse								
Roof									
Modified Bitumen	100%	4+	\$31,400	2035	**				
	Blisters, Extent : Moderate, Area Affected : 2%								
	Location : Main Roof								
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Over Restrooms, Children Room								
Soffits									
Stucco Cement	100%			2043	**	5			
Interior									
Floors									
Carpet	70%	2-4	\$21,000	2029	\$105,100	3	\$11,400		
	Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
	Location : Main Library Area								
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+	\$3,300	2035	**	5	\$3,800		
	Water Penetration, Extent : Moderate, Area Affected : 10%								
	Location : Restrooms Teens Reading Area								
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	\$1,600	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	\$35,000	5	\$200	
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Raceway

Conduit	90%			2030	\$30,600	1		
Conduit	10%			2050	**	1		

Panelboards

Fused Disc Sw	5%			2029	\$800	5		
Molded Case Bkrs	80%			2029	\$13,000	5	\$200	
Molded Case Bkrs	15%			2046	**	5		

Wiring

Thermoplastic	85%			2030	\$25,500	1		
Thermoplastic	15%			2050	**	1		

Motor Controllers

Locally Mounted	100%			2028	\$16,400	5		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	100%			2025	\$78,700	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	\$29,700	10		
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Alarm

Security System

No Component	70%							
Generic	30%			2025	\$7,100	1	\$800	

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

Location : Throughout The Building

Explanation : Intrusion Alarm Only, Motion Sensors

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

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

Alarm

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2035

* *

1-3

\$1,300

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

Heating

Energy Source

Natural Gas

100%

2040

* *

1

Conversion Equipment

Hot Water Boiler

100%

2028

\$56,800

1

\$3,600

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

Distribution

Hot Wtr Piping/Pump

100%

2038

* *

4

\$500

Terminal Devices

Air Handler

70%

2030

\$72,500

1

\$3,100

Convactor/Radiator

30%

2028

\$11,800

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

\$13,100

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.

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

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

QUEENS PUBLIC LIBRARY - 039
REGO PARK BRANCH LIBRARY
Asset # : 13308

Mechanical		Current Repair		Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	H/C Water Piping Brass/Copper	100%		2040	* *	1		
	Water Heater Gas Fired	100%		2029	\$4,500	2	\$100	
	Sanitary Piping Cast Iron	100%		LIFE	* *	1		
	Storm Drain Piping Cast Iron	100%		LIFE	* *	1		
	Fixtures Generic	100%						

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$464,200	
Interior Architecture	\$163,800	
Electrical		\$183,100
Mechanical		\$260,900
Site Enclosure	\$324,600	
Total	\$952,700	\$443,900
Importance Code A	\$464,200	\$86,600
Importance Code B	\$163,800	\$357,300
Importance Code C	\$324,600	
Total	\$952,700	\$443,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$19,000			
Interior Architecture	\$69,800		\$4,900	\$1,900
Electrical	\$16,400	\$900	\$900	\$1,300
Mechanical	\$6,300	\$1,900	\$2,900	\$1,900
Site Enclosure	\$29,800			
Site Pavements	\$7,400			
Total	\$148,700	\$2,800	\$8,700	\$5,000
Importance Code A	\$20,300	\$1,300	\$1,300	\$1,300
Importance Code B	\$56,700	\$1,500	\$7,400	\$3,700
Importance Code C	\$71,700			
Total	\$148,700	\$2,800	\$8,700	\$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
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	\$13,000	LIFE	* *	5	\$6,600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 5%							
		Location : Chimney Crown And Band							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%							
		Location : At Window Openings And Chimney Crown							
	Masonry: Brick	80%	Now	\$177,100	LIFE	* *	5	\$13,500	1
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Above And Below Crown Molding At Dunnage							
		Vertical Cracks, Extent : Severe, Area Affected : 10%							
		Location : Southeast Corner							
		Water Penetration, Extent : Severe, Area Affected : 30%							
		Location : South Facade Of Main Building							
	Masonry: Limestone	10%	Now	\$66,700	LIFE	* *	5	\$1,300	
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : South Facade At Main Building Base And Crown							
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%							
		Location : Throughout Base							
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%							
		Location : All Facades At Base, Door Lintel In Rear And Throughout Crown							
		Staining/Discoloring, Extent : Severe, Area Affected : 45%							
		Location : Crown Molding							
		Vertical Cracks, Extent : Severe, Area Affected : 5%							
		Location : Above And Below Basement Window At South Facade							
		Water Penetration, Extent : Light, Area Affected : 20%							
		Location : South Facade At Of Main Building At Base And Crown							
	Stucco Cement	5%			2036	* *	5	\$2,100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : South Facade At Base							
		Explanation : Stucco							
Windows									
	Aluminum	100%	Now	\$220,400	2056	* *	5	\$2,400	
		Air Infiltration, Extent : Severe, Area Affected : 50%							
		Location : Throughout							
		Caulking Deteriorated, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Weather Strip Missing, Extent : Severe, Area Affected : 40%							
		Location : Throughout							
		Worn/Eroded, Extent : Severe, Area Affected : 100%							
		Location : All Windows							
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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Roof									
	Copper/Terne	30%	Now	\$3,900	2059	* *			
		Broken/Missing Elements, Extent : Severe, Area Affected : 5%							
		Location : Leaf Guards At Gutters							
		Recent Repair Evident, Extent : Light, Area Affected : 100%							
		Location : All Copper							
	Modified Bitumen	70%			2036	* *	10	\$12,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof Replaced In 2011							
		Explanation : All Roofs							
Soffits									
	Cast in Place Concrete	100%	Now	\$2,200	LIFE	* *	5	\$1,800	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Below Steps From First Floor At Lefferts Boulevard							
		Paint Peeling, Extent : Severe, Area Affected : 10%							
		Location : Below Steps From First Floor At Lefferts Boulevard							
Interior									
Floors									
	Carpet	15%			2030	\$41,000	3	\$4,400	
	Cast in Place Concrete	5%			LIFE	* *	5	\$4,300	
	Ceramic Tile	5%	Now	\$20,700	2046	* *	5	\$500	
		Cracking/Crumbling, Extent : Severe, Area Affected : 30%							
		Location : Public And Staff Bathrooms							
		Poor Subfloor Evident, Extent : Severe, Area Affected : 100%							
		Location : Public And Staff Bathrooms							
	Vinyl Tile	70%	Now	\$127,300	2041	* *	3	\$5,200	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 40%							
		Location : Basement First Floor And Mezzanine							
		Uneven Substrate, Extent : Severe, Area Affected : 10%							
		Location : East Entrance Foyer							
	Vinyl Tile 9" X 9"	5%	0-2	\$11,800	2041	* *	3	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 100%							
		Location : Basement							

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

Architecture		Current Repair			Future Replacement		Maintenance									
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority							
Interior																
Interior Walls	Ceramic Tile	3%	2-4	\$900	2040	* *	5	\$200								
		Cracking/Crumbling, Extent : Light, Area Affected : 10%														
		Location : Public And Staff Bathrooms On First Floor														
	Ceramic Tile	2%	Now	\$1,300	2034	* *	5	\$100								
		Adhesion Failure, Extent : Severe, Area Affected : 20%														
		Location : Basement Bathroom														
	Gypsum Board	5%	Now	\$200	LIFE	* *	5	\$300								
									Water Penetration, Extent : Severe, Area Affected : 10%							
									Location : Base Of Basement Foyer							
	Gypsum Board Plaster	25%			LIFE	* *	5-10	\$4,500								
		65%	Now	\$29,800	LIFE	* *	5	\$2,100								
		Cracking/Crumbling, Extent : Severe, Area Affected : 10%														
		Location : Basement Base And At Window Openings														
		Water Penetration, Extent : Severe, Area Affected : 10%														
	Ceilings															
	Ceilings	AcousTileSusp.Lay-In	35%			2044	* *	5	\$6,900							
Recent Installation, Extent : Light, Area Affected : 100%																
Location : First Floor																
Plaster		65%	Now	\$36,500	LIFE	* *	5	\$8,000								
		Cracking/Crumbling, Extent : Severe, Area Affected : 20%														
		Location : Basement														
		Paint Peeling, Extent : Severe, Area Affected : 15%														
		Location : Basement														
Water Penetration, Extent : Severe, Area Affected : 15%																
Location : Basement																
Site Enclosure																
Site Enclosure Fence/Gates	Aluminum Rail	15%	Now	\$300	2036	* *	5	\$3,100								
		Broken/Missing Elements, Extent : Severe, Area Affected : 1%														
	Location : Front Stair Railing															
	Iron Picket	85%	Now	\$28,900	2051	* *										
		Corrosion/Rusting, Extent : Severe, Area Affected : 30%														
Location : Throughout																
Deteriorated Finish, Extent : Severe, Area Affected : 5%																
Location : Base Connection Throughout																
Impact Damage, Extent : Severe, Area Affected : 5%																
Location : North East Corner At Hillside And Lefferts																

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
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

Site Enclosure

Free Standing Walls

Masonry: Brick

100% Now \$324,600 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 \$700 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 \$6,200 2036 * *

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

Parking/Driveway

Cast in Place Concrete

100% 2-4 \$1,200 2036 * *

Cracking/Crumbling, Extent : Moderate, Area Affected : 5%
Location : Towards Building

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2031 \$1,600 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 \$35,000 5 \$300

Raceway

Conduit

100% 2031 \$34,000 1

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Panelboards									
	Fused Disc Sw	5%			2030	\$800	5		
	Molded Case Bkrs	95%			2030	\$15,400	5	\$300	
Wiring									
	Braided Cloth	50%	2-4	\$15,000	2056	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Thermoplastic	50%			2031	\$15,000	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$400	
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	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Analog	100%			2031	\$148,000	1-3	\$8,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Smoke Detectors And Alarm Bells Only							

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2041	**	1		
Conversion Equipment									
	Steam Boiler	100%			2029	\$86,600	1	\$13,100	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Basement									
Explanation : One Unit									
Distribution									
	Steam Piping/Pump	100%			2031	\$59,200			

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Terminal Devices								
	Convactor/Radiator	100%			2029	\$71,700	1	\$4,300	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	* *	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	40%			2026	\$43,400	2	\$300	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Exterior Pkg Unit - Cooling	60%			2039	* *	2	\$500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : R-410a							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$11,600	
	Exhaust Fans								
	Roof	50%			2026	\$11,100	2	\$200	
	Roof	50%			2039	* *	2	\$200	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$8,200	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2026	\$2,000	4	\$400	
	Fixtures								
	Generic	100%							

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Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : RIDGEWOOD BRANCH LIBRARY
Address : 20-12 MADISON ST. @ FAIRVIEW AVE
Borough : QUEENS **Agency's Number** : RW
Program / Asset # : QPL0R50.000 / 13310 **Yr Built/Renovated** : 1928 / 2005
Area Sq Ft : 13,732 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 09-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m.2
Block : 3491 **Lot** : 1 **BIN** : 4083512

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$185,500	
Mechanical		\$39,200
Total	\$185,500	\$39,200
Importance Code A	\$185,500	
Importance Code B		\$39,200
Total	\$185,500	\$39,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture			\$2,900	
Interior Architecture	\$2,300	\$4,100	\$1,400	
Electrical	\$900	\$15,400	\$1,300	\$900
Mechanical	\$2,000	\$1,800	\$3,200	\$1,900
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$9,100	\$25,200	\$12,700	\$6,700
Importance Code A	\$1,000	\$1,000	\$3,900	\$1,000
Importance Code B	\$8,000	\$24,200	\$8,800	\$5,700
Importance Code C	\$100			
Total	\$9,100	\$25,200	\$12,700	\$6,700



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	20%	Now	\$68,600	LIFE	**	5	\$34,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Throughout							
	Masonry: Brick	80%	Now	\$116,900	LIFE	**	5	\$17,900	
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
Windows									
	Aluminum	100%			2044	**	5	\$5,800	
Parapets									
	Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,000	
		Recent Repair Evident, Extent : Light, Area Affected : 20%							
		Location : Coping							
	Masonry: Brick	90%			LIFE	**	5	\$7,000	
		Recent Repair Evident, Extent : Light, Area Affected : 25%							
		Location : Throughout							
Roof									
	Modified Bitumen	100%			2036	**	10	\$17,900	
Interior									
Floors									
	Carpet	10%			2029	\$28,400	3	\$3,100	
	Ceramic Tile	35%			2041	**	5	\$7,200	
	Vinyl Tile	55%			2036	**	3	\$4,200	
Interior Walls									
	Ceramic Tile	2%			2037	**	5	\$200	
	Glass: Single Pane	3%			LIFE	**	5	\$200	
	Gypsum Board	15%			LIFE	**	5	\$900	
	Plaster	80%			LIFE	**	5	\$2,300	
Ceilings									
	AcousTile,Adhered	30%			2033	**	5	\$6,200	
	AcousTileSusp.Lay-In	60%	4+	\$2,200	2045	**	5	\$6,200	
		Staining/Discoloring, Extent : Severe, Area Affected : 2%							
		Location : 2nd Floor							
	Plaster	10%			LIFE	**	5	\$1,300	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2063	**			
Retaining Walls									
	Masonry: Brick	100%			2048	**			
Site Pavements									
Public Sidewalk									
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2041	**			
Activity Yard									
	Pavers/Stone	100%			2037	**			

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	90%			2048	**	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 800 Amperes							
	Fused Disc Sw	10%			2048	**	5		
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : One 200 Amperes Main Disconnect Switch							
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2048	**	5	\$400	
Raceway									
	Conduit	100%			2048	**	1		
Panelboards									
	Fused Disc Sw	5%			2044	**	5		
	Molded Case Bkrs	95%			2044	**	5	\$300	
Wiring									
	Thermoplastic	100%			2048	**	1		
Motor Controllers									
	Locally Mounted	100%			2041	**	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	70%			2033	**	10	\$8,800	
		T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	10%			2033	**	10	\$1,300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Compact Fluorescent Lighting							
	Fluorescent	20%			2033	**	10	\$2,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
Egress Lighting									
	Emergency, Battery	50%			2033	**	10	\$1,700	
	Exit, LED	45%			2056	**	1		
	Exit, Service	5%			2033	**	1		
Exterior Lighting									
	HID	100%			2033	**	10		

Alarm

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

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

Alarm

Security System

No Component

30%

Generic

70%

2033

* *

1

\$3,600

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

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

* *

1-3

\$5,900

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Furnace

50%

2033

* *

1

\$3,400

*Other Observation, Extent : Light, Area Affected : 50%**Location : Roof**Explanation : 3 Rooftop Package Units*

Steam Boiler

50%

2041

* *

1

\$6,800

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

Distribution

Central Plant Steam

50%

2048

* *

4

\$300

Piping/Pmp

No Component

50%

Terminal Devices

Air Handler

20%

2028

\$39,200

1

\$1,700

Convactor/Radiator

30%

2041

* *

1

\$1,300

No Component

50%

Air Conditioning

Energy Source

Electricity

100%

2044

* *

1

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2028	\$23,700	1	\$1,300	
		Other Observation, Extent : Light, Area Affected : 20% Location : Roof Explanation : Refrigerant: R-22							
	Ext Pkg Unit - Heating/Cooling	80%			2033	* *	2	\$700	
		Other Observation, Extent : Light, Area Affected : 80% Location : Roof Explanation : 3 Package Units. R-410a Refrigerant							
Terminal Devices									
	Air Handler/Dir Expansion	20%			2028	\$31,200	1		
	No Component	80%							
Heat Rejection									
	Dry Cooler	20%			2028	\$15,200	2	\$1,900	
	No Component	80%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$7,700	
	Exhaust Fans								
	Roof	100%			2033	* *	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2048	* *	1		
	Water Heater								
	Gas Fired	100%			2026	\$8,500	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2033	* *	4	\$300	
	Backflow Preventer								
	Generic	100%			2033	* *	1	\$800	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Hydraulic	100%			LIFE	* *			
		Other Observation, Extent : Light, Area Affected : 100% Location : Basement To 2nd Floor Explanation : One Unit							

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : ROCHDALE VILLAGE BRANCH LIBRARY
Address : 169-09 137TH AVE.
Borough : QUEENS **Agency's Number** : RO
Program / Asset # : QPL0R51.000 / 13311 **Yr Built/Renovated** : 1969 / 2008
Area Sq Ft : 10,097 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 28-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 12495 **Lot** : 175 **BIN** : 4270057

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$123,300	
Interior Architecture	\$54,000	
Mechanical		\$265,000
Total	\$177,200	\$265,000
Importance Code A	\$123,300	
Importance Code B		\$265,000
Importance Code C	\$54,000	
Total	\$177,200	\$265,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$71,300		\$800	
Interior Architecture	\$35,900		\$4,900	\$600
Electrical	\$16,400	\$900	\$1,200	\$1,000
Mechanical	\$9,800	\$2,200	\$5,800	\$2,200
Site Enclosure	\$14,200			
Site Pavements	\$4,100			
Total	\$151,600	\$3,100	\$12,700	\$3,800
Importance Code A	\$71,800	\$500	\$1,300	\$500
Importance Code B	\$55,300	\$2,600	\$11,400	\$3,100
Importance Code C	\$24,600			\$300
Total	\$151,600	\$3,100	\$12,700	\$3,800



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.
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QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	80%	Now	\$69,000	LIFE	**	5	\$13,900	
Spalling, Extent : Severe, Area Affected : 5%									
Location : Northwest Corner									
Vertical Cracks, Extent : Severe, Area Affected : 10%									
Location : Northwest Corner, Northeast Facade And Southeast Facade									
	Weathering Steel	10%			LIFE	**	1		
	Window Wall	6%	Now	\$54,300	2061	**	5	\$2,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 5%									
Location : East Facade Window Wall Interior									
Caulking Deteriorated, Extent : Moderate, Area Affected : 100%									
Location : Throughout Interior And Exterior									
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Thermally Inefficient									
	Window Wall	4%			2051	**	5	\$2,600	
Windows									
	Aluminum	88%			2039	**	5	\$1,200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout									
Explanation : Thermally Inefficient									
	Aluminum	10%			2047	**	5	\$100	
	Metal Louvers	2%			2034	**	10	\$200	
Parapets									
	Cast in Place Concrete	12%			LIFE	**	5	\$1,800	
	Weathering Steel	3%			LIFE	**	1		
	No Component	85%							
Roof									
	IRMA/Protected Membrane	15%	Now	\$16,500	2036	**			
Vegetation Growth, Extent : Severe, Area Affected : 30%									
Location : At Perimeter Of Parapet, Skylight And Hatch									
Water Penetration, Extent : Severe, Area Affected : 15%									
Location : At Roof Joint And Hatch									
	Modified Bitumen	75%	0-2	\$35,000	2036	**			
Ponding, Extent : Moderate, Area Affected : 15%									
Location : Main Roof At Flat Areas Along Perimeter									
	Skylight, Metal/Glass	10%			2051	**	10	\$10,600	
Soffits									
	Aluminum Sunshades	10%			2040	**	10	\$2,100	
	Cast in Place Concrete	90%	0-2	\$18,900	LIFE	**	5	\$15,500	
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : East Facades									

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
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Floors								
Carpet	65%			2030	\$135,800	3	\$14,700	
Cast in Place Concrete	10%	4+	\$900	LIFE	* *	5	\$3,300	
Paint Peeling, Extent : Moderate, Area Affected : 15%								
Location : Mechanical Rooms								
Ceramic Tile	5%	0-2	\$800	2040	* *	5	\$400	
Uneven Substrate, Extent : Moderate, Area Affected : 5%								
Location : Public Bathroom								
Vinyl Tile	20%	Now	\$2,800	2036	* *	3	\$1,100	
Loose Units, Extent : Severe, Area Affected : 5%								
Location : Lobby								
Uneven Surface, Extent : Severe, Area Affected : 20%								
Location : Lobby								
Interior Walls								
Ceramic Tile	3%			2040	* *	5	\$500	
Concrete Masonry Unit	65%	Now	\$54,000	LIFE	* *	5	\$4,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 1%								
Location : Meeting Room At Northwest Corner At Pipe Penetration								
Diagonal Cracks, Extent : Severe, Area Affected : 10%								
Location : Staff Lounge, Meeting Room, Office At North Facade								
Horizontal Cracks, Extent : Severe, Area Affected : 3%								
Location : Staff Lounge								
Glass: Single Pane	5%			LIFE	* *	5	\$1,300	
Gypsum Board	25%			LIFE	* *	5-10	\$7,300	
Masonry: Brick	2%	4+	\$900	LIFE	* *			
Staining/Discoloring, Extent : Moderate, Area Affected : 10%								
Location : East Facade Brick At Window Wall Locations								

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
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
	Ceilings								
	AcousTileConcealSpLn	65%	Now	\$17,200	2044	**	5	\$6,100	
				Misaligned/Bulging, Extent : Severe, Area Affected : 10%					
				Location : Main Library Space					
				Patching Evident, Extent : Moderate, Area Affected : 15%					
				Location : Main Library Space					
				Staining/Discoloring, Extent : Moderate, Area Affected : 20%					
				Location : Main Library Space					
	Exposed Concrete	10%	4+	\$2,600	LIFE	**	5	\$200	
				Cracking/Crumbling, Extent : Light, Area Affected : 10%					
				Location : New Wing					
				Water Penetration, Extent : Light, Area Affected : 5%					
				Location : New Wing					
	Exposed Concrete	3%			LIFE	**	5-10	\$600	
	Exposed Struc: Wood	20%			LIFE	**	10	\$4,500	
	Gypsum Board	2%	Now	\$300	LIFE	**	5	\$400	
				Cracking/Crumbling, Extent : Severe, Area Affected : 5%					
				Location : New Wing					
				Water Penetration, Extent : Severe, Area Affected : 20%					
				Location : New Wing					
Site Enclosure									
	Fence/Gates								
	Chain Link	75%	Now	\$14,200	2041	**			
				Corrosion/Rusting, Extent : Severe, Area Affected : 75%					
				Location : 137th Avenue					
	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	\$4,100	2040	**			
				Misaligned/Bulging, Extent : Severe, Area Affected : 20%					
				Location : Next To Trees On 137th Avenue					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : 137th Avenue					
				Explanation : Asphalt Pavers					
	Cast in Place Concrete	15%			2044	**			
	Parking/Driveway								
	Asphalt	100%			2040	**			

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

Note : 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
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	**	5		
		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	\$300	
	Raceway								
	Conduit	70%			2031	\$23,800	1		
	Conduit	30%			2051	**	1		
	Panelboards								
	Molded Case Bkrs	50%			2030	\$8,100	5	\$100	
	Molded Case Bkrs	50%			2047	**	5	\$100	
	Wiring								
	Braided Cloth	50%	2-4	\$15,000	2056	**	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas							
	Thermoplastic	50%			2051	**	1		
	Motor Controllers								
	Locally Mounted	100%			2029	\$32,700	5	\$100	
Ground									
	Grounding Devices								
	Generic	100%			LIFE	**	5	\$300	
Lighting									
	Interior Lighting								
	Fluorescent	28%			2036	**	10	\$2,600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Adult Learning Center							
		Explanation : T-5 Lamps							
	Fluorescent	2%			2036	**	10	\$200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Compact Fluorescent Lights							
	LED	70%			2036	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : LED Lights							
	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Lighting

Exterior Lighting
Fluorescent

20%
 Other Observation, Extent : Light, Area Affected : 100%
 Location : Outside Perimeter
 Explanation : Compact Fluorescent Lights

Incandescent
No Component

10%
 70%
 2031
 \$3,500
 2

Alarm

Security System
Generic

100%
 Other Observation, Extent : Light, Area Affected : 100%
 Location : Throughout The Building
 Explanation : Intrusion Alarm Only. Motion Sensors

Fire/Smoke Detection
Generic, Analog

100%
 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		
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
 * *

Conversion Equipment
Hot Water Boiler

100%
 Other Observation, Extent : Light, Area Affected : 100%
 Location : 1st Floor
 Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

100%
 0-2
 \$800
 2039
 * *
 4
 \$500
 Broken, Extent : Moderate, Area Affected : 50%
 Location : 1st Floor Boiler Room
 Corroded, Extent : Moderate, Area Affected : 5%
 Location : Control Valve Behind The Boiler

Terminal Devices

Air Handler

100%
 2031
 \$144,100
 1
 \$6,200

Air Conditioning

Energy Source
Electricity

100%
 2039
 * *

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QUEENS PUBLIC LIBRARY - 039
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2026	\$52,200	1	\$2,800	
				R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : 1st Floor Equipment Room					
	Split Unit	40%			2039	**			
				Other Observation, Extent : Light, Area Affected : 100% Location : Back Yard Explanation : 3 Units. R-410a					
Distribution									
	Ductwork/Diffusers	80%			LIFE	**	2	\$13,100	
	No Component	20%							
Terminal Devices									
	Air Handler/Dir Expansion	60%			2031	\$68,700	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	\$33,400	2	\$4,200	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,900	
Exhaust Fans									
	Interior	80%			2031	\$29,200	2	\$200	
	Roof	20%	0-2	\$700	2031	\$3,400	2		
				Not in Service, Extent : Moderate, Area Affected : 50% Location : Roof					
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2041	**	1		
Water Heater									
	Gas Fired	100%			2029	\$6,200	2	\$100	
				Other Observation, Extent : Light, Area Affected : 100% Location : 1st Floor Explanation : 50 Gallons					
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							

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Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : SAINT ALBANS BRANCH LIBRARY
Address : 191-05 LINDEN BLVD.
Borough : QUEENS **Agency's Number** : 53
Program / Asset # : QPL053.000 / 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	FY 2022 - 2025	FY 2026 - 2031
Electrical		\$35,000
Total		\$35,000
Importance Code B		\$35,000
Total		\$35,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$34,900			\$3,800
Interior Architecture	\$3,700	\$6,900	\$600	\$3,700
Electrical	\$27,600	\$700	\$700	\$9,700
Mechanical	\$500	\$1,100	\$1,000	\$1,100
Total	\$66,700	\$8,700	\$2,200	\$18,300
Importance Code A	\$34,900	\$700		\$4,400
Importance Code B	\$31,800	\$8,000	\$1,700	\$13,800
Importance Code C			\$600	
Total	\$66,700	\$8,700	\$2,200	\$18,300



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QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
	Exterior Walls								
	Masonry: Brick	80%	4+	\$34,900	LIFE	* *	5	\$10,700	
		Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10% Location : All Facades And Below Window Sills							
	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	\$102,300	3	\$14,800	
	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	
		Recent Replace Evident, Extent : Light, Area Affected : 100% Location : Throughout							
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2050	* *	5		
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Disconnect Switch Rated At 400 Amperes.							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2030	\$35,000	5	\$200	

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

QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Raceway									
	Conduit	90%			2030	\$30,600	1		
	Conduit	10%			2050	* *	1		
Panelboards									
	Molded Case Bkrs	90%			2029	\$14,600	5	\$200	
	Molded Case Bkrs	10%			2046	* *	5		
Wiring									
	Braided Cloth	90%	2-4	\$27,000	2055	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100% Location : Throughout The Building							
	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	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Lobby							
	LED	95%			2038	* *			
Egress Lighting									
	Emergency, Battery	50%			2030	\$5,200	10	\$900	
	Exit, Service	50%			2030	\$500	1		
Exterior Lighting									
	HID	30%			2025	\$8,700	10		
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2035	* *	1	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100% Location : Reading Areas And Front Of The Building Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	Generic, Digital	100%			2035	* *	1-3	\$4,400	
		Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights And Horns							

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

Heating

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	**	1		
	Conversion Equipment								
	Radiant Heater	100%			2035	**	2	\$3,300	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement Mechanical Room								
	Explanation : 4 Gas Fired Hot Water Heaters Mounted On Side Of Air Handler								
	Terminal Devices								
	Air Handler	100%			2035	**	1	\$4,400	
Air Conditioning									
	Energy Source								
	Electricity	100%			2046	**	1		
	Conversion Equipment								
	Not Accessible	100%							
	Other Observation, Extent : Light, Area Affected : 0%								
	Location : Roof								
	Explanation : Not Accessible To The Roof Due To Construction In Progress.								
	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								
	Gas Fired	100%			2028	\$4,400	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Electrical		\$112,200
Total		\$112,200
Importance Code B		\$112,200
Total		\$112,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$23,000			
Interior Architecture	\$11,700	\$4,900	\$4,200	\$300
Electrical	\$800	\$700	\$800	\$800
Mechanical	\$5,000	\$1,800	\$3,200	\$1,600
Site Enclosure	\$1,000			
Site Pavements	\$1,900			
Total	\$43,400	\$7,400	\$8,200	\$2,600
Importance Code A	\$23,400	\$400	\$400	\$400
Importance Code B	\$14,300	\$7,000	\$7,700	\$2,300
Importance Code C	\$5,700		\$100	
Total	\$43,400	\$7,400	\$8,200	\$2,600



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

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	4+	\$2,200	LIFE	* *	5	\$8,900	
		Paint Peeling, Extent : Moderate, Area Affected : 1%							
		Location : Panel Over Window At Front Facade							
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : Panels Over And Below Windows And Base Perimeter							
	Concrete Masonry Unit	85%	4+	\$16,600	LIFE	* *	5	\$9,500	
		Vegetation Growth, Extent : Moderate, Area Affected : 2%							
		Location : Below Front Facade Window Sill							
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : All Exterior Facades							
		Explanation : Split Face Exposed Aggregate Concrete Masonry Block							
	Window Wall	5%			2041	* *	5	\$3,300	
Parapets									
	Concrete Masonry Unit	40%			LIFE	* *	5-10	\$5,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Exterior Facing Parapet							
		Explanation : Split Face Exposed Aggregate Concrete Masonry Block							
	Metal Panel	50%			2041	* *	5	\$4,700	
	No Component	10%							
Roof									
	Modified Bitumen	100%			2036	* *	10	\$21,700	
Interior									
Floors									
	Carpet	70%			2030	\$105,200	3	\$11,400	
	Cast in Place Concrete	5%	Now	\$2,400	LIFE	* *	5	\$1,200	
		Loose/Delam Surface, Extent : Severe, Area Affected : 5%							
		Location : Mechanical Room							
		Other Observation, Extent : Severe, Area Affected : 1%							
		Location : Mechanical Room							
		Explanation : Rebars Are Exposed On Floor							
	Ceramic Tile	5%			2034	* *	5	\$500	
	Vinyl Tile	20%	2-4	\$4,000	2031	\$20,000	3	\$800	
		Worn/Eroded, Extent : Light, Area Affected : 20%							
		Location : Staff Office And Break Room							
Interior Walls									
	Ceramic Tile	5%			2034	* *	5	\$300	
	Concrete Masonry Unit	75%			LIFE	* *	5	\$3,400	
	Gypsum Board	20%			LIFE	* *	5-10	\$1,900	
Ceilings									
	AcousTileSusp.Lay-In	90%			2048	* *	5	\$9,800	
	Exposed Struc: Steel	5%			LIFE	* *	10	\$1,100	
	Gypsum Board	5%			LIFE	* *	5-10	\$1,900	
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
SEASIDE BRANCH LIBRARY
Asset # : 13313

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure									
	Fence/Gates								
	Chain Link	85%			2051		* *		
	Iron Picket	15%	Now	\$900	2051		* *		
	Corrosion/Rusting, Extent : Moderate, Area Affected : 5%								
	Location : Gate At Beach 117th Street								
	Deteriorated Finish, Extent : Moderate, Area Affected : 20%								
	Location : Gate At Beach 117th Street								
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$100	2051		* *		
	Loose/Delam Surface, Extent : Light, Area Affected : 10%								
	Location : Rear Of Building								
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2044		* *		
On-Site Walkways									
	Cast in Place Concrete	25%	2-4	\$1,900	2036		* *		
	Cracking/Crumbling, Extent : Light, Area Affected : 5%								
	Location : Rear Of Building								
	Misaligned/Bulging, Extent : Light, Area Affected : 5%								
	Location : Rear Of Building								
	Cast in Place Concrete	75%			2036		* *		

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	\$1,600	5	\$200	
	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	\$35,000	5	\$200	
	Raceway								
	Conduit	80%			2031	\$27,200	1		
	Conduit	20%			2057	* *	1		
	Panelboards								
	Molded Case Bkrs	80%			2030	\$13,000	5	\$200	
	Molded Case Bkrs	20%			2053	* *	5		
	Wiring								
	Thermoplastic	80%			2031	\$24,000	1		
	Thermoplastic	20%			2057	* *	1		
	Motor Controllers								
	Locally Mounted	80%			2036	* *	5		
	Locally Mounted	20%			2029	\$3,300	5		

Ground

*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
SEASIDE BRANCH LIBRARY
Asset # : 13313

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	98%			2031	\$77,200	10	\$6,500	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	LED	2%			2039	* *			
	Egress Lighting								
	Emergency, Battery	50%			2039	* *	10	\$900	
	Exit, Service	50%			2039	* *	1		
	Exterior Lighting								
	HID	30%			2031	\$8,900	10		
	No Component	70%							
Alarm									
	Security System								
	Generic	100%			2031	\$23,800	1	\$2,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : Intrusion Alarm Only. Motion Sensors							
	Fire/Smoke Detection								
	Generic, Analog	100%			2039	* *	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			
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	\$500	
	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.
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** Replacement cost estimated to be beyond ten years is not included in this report.*

QUEENS PUBLIC LIBRARY - 039
SEASIDE BRANCH LIBRARY
Asset # : 13313

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2036	* *	1	\$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.*

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$131,800	
Electrical		\$35,000
Mechanical		\$216,900
Total	\$131,800	\$251,900
Importance Code A	\$131,800	
Importance Code B		\$251,900
Total	\$131,800	\$251,900

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$76,200		\$1,000	
Interior Architecture	\$15,300	\$2,400		\$1,000
Electrical	\$700	\$500	\$700	\$600
Mechanical	\$3,700	\$2,400	\$1,900	\$2,400
Total	\$95,900	\$5,300	\$3,600	\$3,900
Importance Code A	\$76,500	\$300	\$1,300	\$300
Importance Code B	\$15,500	\$5,000	\$2,300	\$3,300
Importance Code C	\$3,900			\$300
Total	\$95,900	\$5,300	\$3,600	\$3,900



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

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick Cavity	85%	Now	\$131,800	LIFE	**	5	\$10,800		
Corrosion/Rusting, Extent : Severe, Area Affected : 75%									
Location : Steel Window Lintels Throughout									
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%									
Location : North, West And South Facades Mortar Has Eroded Throughout									
Misaligned/Bulging, Extent : Moderate, Area Affected : 30%									
Location : Steel Lintels At West Facade									
Metal Sect. OHD	5%			2044	**	5	\$2,000		
Window Wall	10%	Now	\$13,300	2041	**	5	\$2,400		
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Windows									
Aluminum	100%	Now	\$32,600	2056	**	5	\$400		
Air Infiltration, Extent : Moderate, Area Affected : 100%									
Location : Throughout									
Weather Strip Missing, Extent : Severe, Area Affected : 20%									
Location : Exterior Of East Facade									
Other Observation, Extent : Severe, Area Affected : 100%									
Location : Throughout									
Explanation : Thermally Inefficient									
Roof									
Modified Bitumen	100%	Now	\$27,900	2039	**			1	
Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%									
Location : Partywall At East Facade At Building Joint									
Other Observation, Extent : Severe, Area Affected : 5%									
Location : Roof Above Kitchen Area									
Explanation : Soft Spot On Roof. Missing Or Damaged Subsurface.									
Soffits									
Cast in Place Concrete	100%	Now	\$2,500	LIFE	**	5	\$2,000		
Paint Peeling, Extent : Moderate, Area Affected : 20%									
Location : Entrance									
Interior									
Floors									
Carpet	50%			2032	**	3	\$7,100		
Recent Installation, Extent : Light, Area Affected : 100%									
Location : Reading Areas									
Cast in Place Concrete	10%	4+	\$500	LIFE	**	5	\$2,100		
Paint Peeling, Extent : Light, Area Affected : 10%									
Location : Basement									
Ceramic Tile	5%			2040	**	5	\$500		
Vinyl Tile	35%	2-4	\$6,100	2031	\$30,500	3	\$1,200		
Uneven Substrate, Extent : Moderate, Area Affected : 10%									
Location : Entry									
Worn/Eroded, Extent : Moderate, Area Affected : 5%									
Location : Behind Librarian Desk									

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH HOLLIS BRANCH LIBRARY
Asset # : 13314

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

Interior

Interior Walls

Ceramic Tile	5%			2040	**	5		\$700	
Concrete Masonry Unit	30%			LIFE	**	5		\$3,200	
Glass: Single Pane	5%			LIFE	**	5		\$1,000	
Gypsum Board	60%	Now		\$1,800	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+		\$3,700	2044	**	5		\$4,300
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Recent Replace Evident, Extent : Light, Area Affected : 100%

Location : Throughout

Water Penetration, Extent : Light, Area Affected : 5%

Location : Kitchen

Exposed Concrete	10%				LIFE	**	5-10		\$1,200
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%				2044	**			
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Electrical		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2031		\$1,600	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%			2031		\$35,000	5		\$200
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Raceway

Conduit	80%			2031		\$27,200	1		
Conduit	20%			2051		**	1		

Panelboards

Molded Case Bkrs	80%			2047		**	5		\$100
Molded Case Bkrs	20%			2030		\$3,200	5		

Wiring

Thermoplastic	20%			2031		\$6,000	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	10%			2036	* *	10	\$600	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Basement							
		Explanation : Compact Fluorescent Lights							
	Fluorescent	90%			2036	* *	10	\$5,200	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-5 Lamps							
	Egress Lighting								
	Emergency, Battery	20%			2036	* *	10	\$300	
	Exit, LED	80%			2059	* *	1		
Alarm									
	Security System								
	No Component	20%							
	Generic	80%			2036	* *	1	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas , Outside Perimeter							
		Explanation : CCTV Surveillance Cameras							
	Fire/Smoke Detection								
	Generic, Analog	100%			2036	* *	1-3	\$3,900	
		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		
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	\$3,100	
	Distribution								
	Hot Wtr Piping/Pump	100%	0-2	\$200	2039	* *	4	\$300	
		Not Insulated, Extent : Moderate, Area Affected : 30%							
		Location : Basement							
	Terminal Devices								
	Air Handler	100%			2031	\$90,300	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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning									
	Conversion Equipment								
	Reciprocating Compr/Chiller	100%			2031	\$54,500	1	\$2,900	
				R-22 Refrigerant, Extent : Light, Area Affected : 100%					
				Location : Roof					
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$72,000	1	\$3,900	
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2031	\$13,000	2	\$4,400	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$5,600	
	Exhaust Fans								
	Interior	80%			2031	\$18,300	2	\$200	
	Roof	20%			2031	\$2,100	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2051	* *	1		
	Water Heater								
	Gas Fired	100%			2031	\$3,900	2	\$100	
				Recent Replace Evident, Extent : Light, Area Affected : 100%					
				Location : Boiler Room					
				Other Observation, Extent : Light, Area Affected : 100%					
				Location : Basement					
				Explanation : 30 Gallons					
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2031	\$1,000	4	\$200	
	Backflow Preventer								
	Generic	100%			2036	* *	1	\$400	
	Fixtures								
	Generic	100%							

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

Estimates are rounded to the nearest hundred dollars.

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

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Mechanical		\$165,200
Total		\$165,200
Importance Code B		\$165,200
Total		\$165,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$56,500		\$500	
Interior Architecture	\$31,300		\$11,500	\$4,400
Electrical	\$700	\$300	\$400	\$300
Mechanical	\$13,200	\$2,500	\$4,200	\$2,200
Site Enclosure	\$300			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$105,900	\$6,700	\$20,400	\$10,800
Importance Code A	\$57,200	\$700	\$1,200	\$700
Importance Code B	\$43,000	\$6,000	\$19,200	\$9,800
Importance Code C	\$5,600			\$300
Total	\$105,900	\$6,700	\$20,400	\$10,800



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
SOUTH JAMAICA BRANCH LIBRARY
Asset # : 13394

Architecture		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick Cavity	60%			LIFE	**	5	\$18,700	
	Metal Coiling Doors	2%			2044	**	5	\$1,000	
	Pre-Cast Concrete	30%			LIFE	**	5	\$30,400	
	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	**	5-10	\$3,400	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Parapet Walls								
	Explanation : Covered With Roof Membrane								
	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	\$54,000	
Soffits									
	Alum/Vinyl Siding	100%			2051	**	10		
Interior									
Floors									
	Carpet	25%			2030	\$75,100	3	\$8,100	
	Cast in Place Concrete	35%			LIFE	**	5	\$33,300	
	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	\$7,700	
	Gypsum Board	10%			LIFE	**	5-10	\$2,000	
	Masonry: Brick	5%			LIFE	**	10	\$200	
Ceilings									
	AcousTileSusp.Lay-In	80%			2044	**	5	\$17,400	
	Exposed Struc: Steel	5%			LIFE	**	10	\$2,200	
	Gypsum Board	15%			LIFE	**	5-10	\$11,200	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%	4+	\$300	2066	**			
	Impact Damage, Extent : Moderate, Area Affected : 2%								
	Location : Side Yard								
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	**			

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Fused Disc Sw	100%			2051	* *	5	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Electrical Room Basement							
		Explanation : One 1,200 Ampere Main Disconnect Switch							
	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	\$400	
Lighting									
	Interior Lighting								
	Fluorescent	55%			2036	* *	10	\$7,300	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-8 Lamps							
	Fluorescent	5%			2036	* *	10	\$700	
		Compact Fluorescent Light, Extent : Light, Area Affected : 100%							
		Location : Basement And First Floor							
	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.

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

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

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

Mechanical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Furnace	100%			2036	**	1	\$7,200	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Three Units								
	Distribution								
	Hot Wtr Piping/Pump	90%			2047	**	4	\$1,000	
	No Component	10%							
Air Conditioning									
	Energy Source								
	Electricity	100%			2047	**	1		
	Conversion Equipment								
	Exterior Pkg Unit - Cooling	100%			2036	**	2	\$900	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : One Unit								
	Terminal Devices								
	Air Handler/Cool/Ht	100%			2031	\$165,200	1	\$9,000	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,800	
	Exhaust Fans								
	Roof	100%			2036	**	2	\$400	
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2057	**	1		
	Water Heater								
	Gas Fired	100%			2029	\$9,000	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%	0-2	\$6,100	LIFE	**	1		
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Basement								
	Explanation : Occasional Flooding								
	Sump Pump(s)								
	Non-Submersible	100%			2036	**	4	\$300	
	Sewage Ejector(s)								
	Electric	100%			2036	**	4	\$600	
	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.

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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
SOUTH JAMAICA BRANCH LIBRARY

Asset # : 13394

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport									
Elevators									
	Hydraulic	100%			LIFE		* *		
Other Observation, Extent : Light, Area Affected : 100%									
Location : Basement To 1st Floor									
Explanation : One Unit									
Fire Suppression									
Standpipe									
	Generic	100%			2051		* *	1-5	\$7,300
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Of Building									
Explanation : One Component									
Sprinkler									
	No Component	60%							
	Generic	40%			2041		* *	1-2	\$1,600
Other Observation, Extent : Light, Area Affected : 100%									
Location : Various									
Explanation : Partial Sprinklers									

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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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$68,200	
Electrical	\$41,600	\$115,500
Mechanical		\$163,000
Total	\$109,900	\$278,500
Importance Code A	\$68,200	
Importance Code B	\$41,600	\$278,500
Total	\$109,900	\$278,500

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$34,000		\$400	
Interior Architecture	\$16,700		\$4,200	\$600
Electrical	\$7,100	\$400	\$500	\$500
Mechanical	\$4,100	\$2,000	\$2,300	\$1,800
Site Enclosure	\$600			
Site Pavements	\$2,900			
Total	\$65,400	\$2,400	\$7,200	\$2,900
Importance Code A	\$34,400	\$400	\$700	\$400
Importance Code B	\$27,200	\$2,000	\$6,500	\$2,300
Importance Code C	\$3,800			\$200
Total	\$65,400	\$2,400	\$7,200	\$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
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	Now	\$68,200	LIFE	**	5	\$10,400	
Broken/Missing Elements, Extent : Severe, Area Affected : 10%								
Location : Northwest And Northeast Corners Near Entrance								
Loose/Delam Surface, Extent : Moderate, Area Affected : 10%								
Location : Northwest And Northeast Corners Near Entrance								
Water Penetration, Extent : Severe, Area Affected : 5%								
Location : Northwest And Northeast Corners Near Entrance								
Other Observation, Extent : Light, Area Affected : 10%								
Location : Northwest And Northeast Corners Near Entrance								
Explanation : Safety Netting Applied To Areas Where Masonry Is Delaminating								
Metal Coiling Doors	10%			2036	**	5	\$3,800	
Window Wall	5%			2041	**	5	\$2,300	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Windows								
Aluminum	75%			2039	**	5	\$700	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Throughout								
Explanation : Thermally Inefficient								
Glass Block	25%	Now	\$2,600	LIFE	**	5	\$200	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%								
Location : At Clerestory								
Parapets								
Under Construction	100%							
Roof								
Modified Bitumen	100%	Now	\$31,400	2036	**			
Drains Inad/Misposn, Extent : Severe, Area Affected : 30%								
Location : Roof Not Sufficiently Pitched To Drains								
Ponding, Extent : Moderate, Area Affected : 10%								
Location : Roof Located On North Side Of Clerestory And Main Roof								
Recent Installation, Extent : Light, Area Affected : 100%								
Location : All Roofs Replacement 2019								
Soffits								
Stucco Cement	100%			2036	**	5	\$2,200	
Interior								
Floors								
Carpet	70%			2030	\$107,500	3	\$11,700	
Ceramic Tile	5%			2034	**	5	\$600	
Vinyl Tile	25%	2-4	\$2,600	2036	**	3	\$1,000	
Broken/Missing Elements, Extent : Moderate, Area Affected : 10%								
Location : Staff Lounge								

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
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Architecture		Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Interior									
Interior Walls									
Ceramic Tile	5%			2040	**	5	\$400		
Concrete Masonry Unit	85%			LIFE	**	5	\$5,600		
Plaster	10%	Now	\$400	LIFE	**	5	\$200		
Water Penetration, Extent : Severe, Area Affected : 5%									
Location : Clerestory									
Ceilings									
AcousTileSusp.Lay-In	85%	4+	\$8,600	2036	**	5	\$4,900		
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	**	10	\$1,100		
Plaster	10%			LIFE	**	5-10	\$2,000		
Site Enclosure									
Fence/Gates									
Iron Picket	100%	2-4	\$600	2051	**				
Corrosion/Rusting, Extent : Moderate, Area Affected : 30%									
Location : Front Facade Gate									
Site Pavements									
Public Sidewalk									
Cast in Place Concrete	100%	Now	\$2,900	2036	**				
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%								

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	\$1,600	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%								
Location : Electrical Room								
Explanation : No Available Nameplate Rating Capacity								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$35,000	5	\$200	
Raceway								
Conduit	100%			2041	* *	1		

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** 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		
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	\$9,700	5	\$100	
	Molded Case Bkrs	20%			2039	* *	5		
Wiring									
	Thermoplastic	100%			2041	* *	1		
Motor Controllers									
	Locally Mounted	100%			2029	\$16,400	5	\$100	
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
Interior Lighting									
	Fluorescent	98%			2026	\$78,900	10	\$6,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Throughout The Building							
		Explanation : T-12 Lamps							
	Fluorescent	2%			2026	\$1,600	10	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Mechanical Room							
		Explanation : Compact Fluorescent Lights							
Egress Lighting									
	Emergency, Battery	50%			2031	\$5,400	10	\$900	
	Exit, Battery	50%			2031	\$1,900	10	\$300	
Exterior Lighting									
	LED	20%			2036	* *			
	No Component	80%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2036	* *	1	\$1,900	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Reading Areas, Front Of The Building							
		Explanation : CCTV Surveillance Cameras							
Fire/Smoke Detection									
	No Component	50%							
	Generic, Analog	50%	2-4	\$41,600	2041	* *	1-3	\$2,100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Reading Areas							
		Explanation : Obsolete Fire Alarm System, Manual Pull Stations And Alarm Bells Only							

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

Heating

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
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
Heating									
	Energy Source								
	Natural Gas	100%			2051	**	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2036	**	1	\$3,700	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Boiler Room							
		Explanation : One Unit							
	Distribution								
	Hot Wtr Piping/Pump	100%			2039	**	4	\$500	
	Terminal Devices								
	Air Handler	80%			2031	\$84,700	1	\$3,700	
	Convactor/Radiator	20%			2029	\$8,100	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2039	**	1		
	Conversion Equipment								
	Reciprocating Compr/Chiller	30%			2026	\$19,200	1	\$1,000	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Reciprocating Compr/Chiller	40%			2039	**	1	\$1,400	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Roof							
		Explanation : R-438a							
	Exterior Pkg Unit - Cooling	30%			2031	\$18,300	2	\$100	
		R-22 Refrigerant, Extent : Light, Area Affected : 100%							
		Location : Roof							
	Terminal Devices								
	Air Handler/Cool/Ht	70%			2031	\$59,100	1	\$3,200	
	No Component	30%							
	Heat Rejection								
	Air Cooled Condenser Unit	30%			2026	\$4,600	2	\$1,600	
	Air Cooled Condenser Unit	40%			2039	**	2	\$2,100	
	No Component	30%							
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
	Exhaust Fans								
	Roof	100%			2031	\$12,500	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								
	Gas Fired	100%			2026	\$4,600	2	\$100	
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : 1st Floor							
		Explanation : 30 Gallon							
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture		\$179,000
Electrical	\$44,000	\$151,700
Mechanical		\$197,400
Total	\$44,000	\$528,000
Importance Code A		\$179,000
Importance Code B	\$44,000	\$349,000
Total	\$44,000	\$528,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,200		\$2,600	
Interior Architecture	\$900		\$5,200	
Electrical	\$20,400	\$11,000	\$900	\$700
Mechanical	\$1,600	\$1,100	\$2,900	\$1,100
Total	\$25,000	\$12,100	\$11,600	\$1,900
Importance Code A	\$2,700	\$700	\$3,100	\$500
Importance Code B	\$21,700	\$11,400	\$8,500	\$1,300
Importance Code C	\$600			
Total	\$25,000	\$12,100	\$11,600	\$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
STEINWAY BRANCH LIBRARY
Asset # : 13316

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%			LIFE	**	5	\$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	\$2,200	LIFE	**	5	\$100	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Caulking Deteriorated, Extent : Moderate, Area Affected : 50%									
Location : Coping									
Roof									
	Modified Bitumen	100%			2028	\$179,000	10	\$12,200	
Soffits									
	Cast in Place Concrete	100%			LIFE	**	5		
Interior									
Floors									
	Carpet	60%			2027	\$133,500	3	\$14,500	
	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	**	3	\$1,200	
	Vinyl Tile 9" X 9"	2%			2028	\$3,800	3	\$200	
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 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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
Service Equipment									
	Fused Disc Sw	10%			2028	\$200	5		
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 200 Amperes Main Disconnect Switch For Emergency									
	Molded Case Bkrs	90%			2028	\$1,400	5	\$300	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Electrical Room									
Explanation : One 400 Amperes Main Disconnect Switch									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2028	\$35,000	5	\$300	
Raceway									
	Conduit	90%			2028	\$30,600	1		
	Conduit	10%			2038	* *	1		
Panelboards									
	Fused Disc Sw	5%			2027	\$800	5		
	Molded Case Bkrs	85%			2027	\$13,800	5	\$200	
	Molded Case Bkrs	10%			2044	* *	5		
Wiring									
	Braided Cloth	65%	2-4	\$19,500	2053	* *	1		
Insulation Aged, Extent : Severe, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2028	\$9,000	1		
	Thermoplastic	5%			2048	* *	1		
Motor Controllers									
	Locally Mounted	80%			2041	* *	5	\$100	
	Locally Mounted	20%			2026	\$6,500	5		
Ground									
Grounding Devices									
	Generic	100%			LIFE	* *	5	\$200	
Lighting									
	Interior Lighting								
	Fluorescent	95%			2028	\$110,800	10	\$9,400	
T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
Explanation : Ballast And Bulb Is New But The Fixtures Are Old									
	Fluorescent	5%			2028	\$5,800	10	\$500	
Other Observation, Extent : Moderate, Area Affected : 100%									
Location : Staircase Landings									
Explanation : Compact Fluorescent Light Fixtures									
Egress Lighting									
	Emergency, Battery	50%			2023	\$7,900	10	\$1,300	
	Exit, Service	50%			2023	\$800	1		
Exterior Lighting									
	HID	100%			2023	\$44,000	10		

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

Estimates are rounded to the nearest hundred dollars.

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

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

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

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

Alarm

Security System

No Component

30%

Generic

70%

2033

* *

1

\$2,800

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

Fire/Smoke Detection

No Component

30%

Generic, Digital

70%

2033

* *

1-3

\$4,600

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Hot Water Boiler

100%

2041

* *

1

\$5,300

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

Distribution

Hot Wtr Piping/Pump

100%

2044

* *

4

\$500

Terminal Devices

Air Handler

50%

2033

* *

1

\$3,300

Convactor/Radiator

50%

2033

* *

1

\$1,700

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

80%

2028

\$109,300

2

\$500

*R-22 Refrigerant, Extent : Light, Area Affected : 80%**Location : Roof*

Split Unit

20%

2028

\$46,600

Terminal Devices

Fan Coil - 2 Pipe

20%

2028

\$41,500

1

\$700

No Component

80%

Heat Rejection

Dry Cooler

20%

2028

\$11,900

2

\$1,500

No Component

80%

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,000

Exhaust Fans

Roof

100%

2028

\$18,100

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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2038	* *	1		
Water Heater								
Gas Fired	100%			2028	\$6,700	2	\$200	
Recent Installation, Extent : Light, Area Affected : 100%								
Location : Basement								
Sanitary Piping								
Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	* *	1		
Sewage Ejector(s)								
Electric	100%			2028	\$3,100	4	\$400	
Fixtures								
Generic	100%							

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$95,300	\$296,800
Electrical		\$35,000
Total	\$95,300	\$331,800
Importance Code A	\$95,300	\$296,800
Importance Code B		\$35,000
Total	\$95,300	\$331,800

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture				\$4,100
Interior Architecture	\$1,500	\$6,600	\$100	\$1,500
Electrical	\$200	\$300	\$200	\$8,700
Mechanical	\$1,200	\$1,100	\$1,500	\$1,100
Total	\$2,900	\$7,900	\$1,800	\$15,400
Importance Code A	\$400	\$400	\$400	\$4,600
Importance Code B	\$2,500	\$7,500	\$1,300	\$10,800
Importance Code C			\$100	
Total	\$2,900	\$7,900	\$1,800	\$15,400



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
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls	Masonry: Brick	80%			LIFE	**	5	\$8,800	
		Painted Surfaces, Extent : Light, Area Affected : 100%							
		Location : All Facades							
	Window Wall	20%			2050	**	5	\$8,200	
Windows									
	Aluminum	100%			2046	**	5	\$500	
Roof									
	Modified Bitumen	90%	Now	\$59,400	2030	\$296,800			
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Children Room, Clerical Desk Area							
	Skylight, Metal/Glass	10%	4+	\$35,900	2050	**			
		Water Penetration, Extent : Severe, Area Affected : 10%							
		Location : Library Area							
Interior									
Floors									
	Carpet	25%			2031	\$41,400	3	\$6,000	
	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	
		Staining/Discoloring, Extent : Moderate, Area Affected : 15%							
		Location : Throughout							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Throughout							
	Exposed Struc: Steel	5%			LIFE	**			
	Gypsum Board	5%			LIFE	**	5	\$700	
Site Enclosure									
Free Standing Walls									
	Cast in Place Concrete	100%			2050	**			
		Other Observation, Extent : Light, Area Affected : 100%							
		Location : Front Of Building							
		Explanation : Covered With Tile							
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			
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%			2030	\$1,600	5	\$200	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Electrical Room									
Explanation : Main Service Switch Rated At 400 Amperes									
Switchgear / Switchboard									
	Molded Case Bkrs	100%			2030	\$35,000	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	
T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Throughout									
	Fluorescent	4%			2035	* *	10	\$300	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Front Desk Area 1st Floor									
Explanation : Compact Fluorescent Light Fixtures									
	Fluorescent	6%			2035	* *	10	\$400	
T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%									
Location : Kitchen, Locker Room And Offices									
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	
Other Observation, Extent : Light, Area Affected : 100%									
Location : Throughout The Building									
Explanation : CCTV Surveillance Cameras									
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		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Energy Source								
	Natural Gas	100%			2050	* *	1		
	Conversion Equipment								
	Hot Water Boiler	100%			2043	* *	1	\$4,000	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Boiler Room								
	Explanation : 1 Unit								
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$600	
	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	
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : Roof								
	Explanation : 1 Unit, R-410a Refrigerant								
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								
	Gas Fired	100%			2029	\$4,900	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2030	\$1,200	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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$35,200	
Interior Architecture	\$174,200	
Electrical		\$35,000
Mechanical		\$243,000
Total	\$209,400	\$278,000
Importance Code A	\$35,200	
Importance Code B	\$174,200	\$278,000
Total	\$209,400	\$278,000

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$16,000			\$4,800
Interior Architecture	\$300	\$800	\$300	\$1,000
Electrical	\$18,600	\$700	\$700	\$1,700
Mechanical	\$2,100	\$800	\$2,500	\$5,400
Site Enclosure	\$2,000			
Site Pavements	\$16,800			
Total	\$55,900	\$2,400	\$3,500	\$12,900
Importance Code A	\$16,400	\$400	\$400	\$5,300
Importance Code B	\$27,300	\$2,000	\$3,100	\$7,600
Importance Code C	\$12,200			
Total	\$55,900	\$2,400	\$3,500	\$12,900



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
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast in Place Concrete	10%	Now	\$12,500	LIFE	**	5	\$3,400	
Cracking/Crumbling, Extent : Severe, Area Affected : 25%									
Location : South Facade									
Exposed Reinforcement, Extent : Severe, Area Affected : 10%									
Location : South Facade									
Misaligned/Bulging, Extent : Severe, Area Affected : 30%									
Location : South Facade									
Other Observation, Extent : Moderate, Area Affected : 50%									
Location : South Facade									
Explanation : Temporary Support In Place									
	Masonry: Brick	90%			LIFE	**	5	\$6,100	
Windows									
	Aluminum	100%			2046	**	5	\$1,500	
Parapets									
	Metal Security Bars	20%			2045	**			
	No Component	80%							
Roof									
	Built-Up (BUR)	10%	Now	\$35,200	2040	**			
Gravel/Slag Surface, Extent : Light, Area Affected : 100%									
Location : Flat Section Over Main Entry									
Water Penetration, Extent : Moderate, Area Affected : 10%									
Location : Over Main Entry, Staff Room, Work Room									
Worn/Eroded, Extent : Moderate, Area Affected : 25%									
Location : Over Main Entry									
	Metal Panel	60%	4+	\$3,500	2043	**			
Seams Open/Split, Extent : Moderate, Area Affected : 2%									
Location : Roof									
	Roll Roofing	10%			2026	\$10,700	5	\$4,000	
	Single Ply Membrane	20%			2035	**	10	\$4,800	
Interior									
Floors									
	Carpet	10%			2029	\$15,200	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	
Uneven Surface, Extent : Moderate, Area Affected : 2%									
Location : Small Hallway									
	Vinyl Tile 9" X 9"	70%	Now	\$92,100	2040	**	3	\$2,900	
Worn/Eroded, Extent : Severe, Area Affected : 30%									
Location : Workarea, Offices									
Interior Walls									
	Concrete Masonry Unit	50%			LIFE	**	5	\$1,700	
	Glass: Single Pane	10%			LIFE	**	5	\$600	
	Masonry: Brick	30%			LIFE	**			
	Plaster	10%			LIFE	**	5	\$200	

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

Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Ceilings									
	AcousTileConcealSpLn	85%	Now	\$82,100	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 Concrete	10%			LIFE	**	5	\$200	
Site Enclosure									
Fence/Gates									
	Iron Picket	100%			2050	**			
Retaining Walls									
	Cast in Place Concrete	100%	Now	\$2,000	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	\$3,000	2035	**			
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : 14th Road</i>									
Parking/Driveway									
	Asphalt	100%	Now	\$12,200	2045	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>									
<i>Location : Side Of Building</i>									
Activity Yard									
	Pavers/Stone	100%	4+	\$1,600	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		
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%			2030	\$1,600	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	\$35,000	5	\$200	
Raceway									
	Conduit	90%			2030	\$30,600	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			
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%			2046	**	5		
	Molded Case Bkrs	90%			2029	\$14,600	5	\$200	
	Molded Case Bkrs	5%			2046	**	5		
Wiring									
	Braided Cloth	60%	2-4	\$18,000	2055	**	1		
Insulation Aged, Extent : Moderate, Area Affected : 100%									
Location : Throughout The Building									
	Thermoplastic	30%			2040	**	1		
	Thermoplastic	10%			2050	**	1		
Ground									
Grounding Devices									
	Generic	100%			LIFE	**	5	\$100	
Lighting									
Interior Lighting									
	Fluorescent	5%			2030	\$4,000	10	\$300	
Compact Fluorescent Light, Extent : Light, Area Affected : 100%									
Location : Bookcase Sections									
	LED	95%			2038	**			
Egress Lighting									
	Emergency, Battery	50%			2035	**	10	\$900	
	Exit, Service	50%			2035	**	1		
Exterior Lighting									
	HID	30%			2030	\$9,000	10		
	No Component	70%							
Alarm									
Security System									
	No Component	30%							
	Generic	70%			2038	**	1	\$1,900	
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	\$4,500	
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			
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%			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			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating									
	Conversion Equipment								
	Hot Water Boiler	100%			2035	* *	1	\$3,600	
			Other Observation, Extent : Light, Area Affected : 100%						
			Location : Boiler Room						
			Explanation : 1 Unit						
	Distribution								
	Hot Wtr Piping/Pump	100%			2038	* *	4	\$500	
	Terminal Devices								
	Air Handler	80%			2030	\$84,100	1	\$3,600	
	Convactor/Radiator	20%			2028	\$8,000	1	\$500	
Air Conditioning									
	Energy Source								
	Electricity	100%			2038	* *	1		
	Conversion Equipment								
	Int Pkg Unit - Heating/Cooling	100%			2028	\$158,900	2	\$500	
			R-22 Refrigerant, Extent : Light, Area Affected : 100%						
			Location : 1 Unit. Mechanical Room						
	Heat Rejection								
	Air Cooled Condenser Unit	100%			2030	\$15,100	2	\$5,100	
Ventilation									
	Distribution								
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	
	Exhaust Fans								
	Interior	80%			2030	\$21,300	2	\$200	
	Roof	20%			2030	\$2,500	2		
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2040	* *	1		
	Water Heater								
	Gas Fired	100%			2025	\$4,600	2	\$100	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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Maintenance \$ are aggregated over a 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 : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$2,700			\$11,100
Interior Architecture	\$3,100	\$5,800		\$3,100
Electrical	\$500	\$600	\$500	\$7,200
Mechanical	\$400	\$500	\$800	\$4,300
Site Pavements	\$5,000			
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$15,600	\$10,900	\$5,300	\$29,500
Importance Code A	\$3,000	\$300	\$300	\$11,400
Importance Code B	\$7,600	\$10,600	\$5,000	\$18,200
Importance Code C	\$5,000			
Total	\$15,600	\$10,900	\$5,300	\$29,500



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
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	70%			LIFE	**	5	\$9,400	
	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	\$1,500	2050	**			
	Seams Open/Split, Extent : Severe, Area Affected : 50%								
	Location : Front Facade								
	Caulking Deteriorated, Extent : Severe, Area Affected : 100%								
	Location : Front Of Building								
	Water Penetration, Extent : Severe, Area Affected : 10%								
	Location : Front Facade								
Interior									
Floors									
	Carpet	65%			2031	\$84,800	3	\$12,300	
	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		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,800	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	\$3,200	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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2050	**	5
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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		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	

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

Heating

Energy Source

Natural Gas	100%		2050		**	1			
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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)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing								
	Water Heater							
	Gas Fired	100%		2025	\$3,900	2	\$100	
	Sanitary Piping							
	Cast Iron	100%		LIFE	* *	1		
	Sewage Ejector(s)							
	Electric	100%		2035	* *	4	\$400	
	Fixtures							
	Generic	100%						
Vertical Transport								
	Elevators							
	Hydraulic	100%		LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%							
	Location : Sub-basement To 1st Floor							
	Explanation : 1 Unit							

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

Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

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 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$153,300	\$179,900
Interior Architecture	\$39,600	
Electrical		\$9,600
Mechanical		\$254,100
Total	\$192,900	\$443,600
Importance Code A	\$153,300	\$179,900
Importance Code B	\$39,600	\$263,800
Total	\$192,900	\$443,600

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$70,200		\$1,400	
Interior Architecture	\$60,400		\$3,100	\$1,200
Electrical	\$9,300	\$200	\$300	\$400
Mechanical	\$7,200	\$1,400	\$3,200	\$1,400
Site Enclosure	\$5,800			
Site Pavements	\$1,000			
Total	\$153,900	\$1,600	\$8,000	\$3,000
Importance Code A	\$71,100	\$900	\$2,300	\$900
Importance Code B	\$45,600	\$700	\$5,700	\$1,300
Importance Code C	\$37,200			\$800
Total	\$153,900	\$1,600	\$8,000	\$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
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Cast Stone/Terra Cotta	3%	0-2	\$11,800	LIFE	* *	5	\$5,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%									
Location : Throughout All Facades									
Vegetation Growth, Extent : Moderate, Area Affected : 10%									
Location : Rear Top Horizontal Band									
	Masonry: Brick	87%	Now	\$63,400	LIFE	* *	5	\$19,400	
Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%									
Location : All Facades									
Other Observation, Extent : Light, Area Affected : 10%									
Location : Wall Between Low Roof And Main Roof At Rear									
Explanation : Covered With Temporary Membrane									
	Masonry: Limestone	10%	0-2	\$26,400	LIFE	* *	5	\$1,700	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : Base Of Building At All Facades									
Staining/Discoloring, Extent : Moderate, Area Affected : 20%									
Location : Throughout									
Windows									
	Aluminum	90%	Now	\$1,800	2039	* *	5	\$1,000	
Broken/Missing Elements, Extent : Severe, Area Affected : 1%									
Location : Program Room In Basement Handle Missing									
	Metal Louvers	10%			2034	* *	10	\$1,400	
Parapets									
	Cast Stone/Terra Cotta	10%	Now	\$9,900	LIFE	* *	5	\$2,800	
Water Penetration, Extent : Severe, Area Affected : 20%									
Location : Upper Roof									
Other Observation, Extent : Moderate, Area Affected : 20%									
Location : Upper Roof									
Explanation : Covered With Temporary Membrane									
	Masonry: Brick	90%	Now	\$20,300	LIFE	* *	5	\$3,200	
Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%									
Location : All Facades Interior And Exterior Parapets									
Other Observation, Extent : Severe, Area Affected : 15%									
Location : Between Lower And Upper Roof									
Explanation : Covered With Temporary Membrane									
Roof									
	Modified Bitumen	100%	Now	\$89,900	2031	\$179,900			1
Alligating, Extent : Light, Area Affected : 50%									
Location : Throughout									
Drains Inad/Misposn, Extent : Severe, Area Affected : 35%									
Location : Upper And Lower Roof									
Miss/Damaged Flashings, Extent : Severe, Area Affected : 75%									
Location : All Roof Flashing Worn And Dented									

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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	35%			2030	\$64,200	3	\$7,000	
	Cast in Place Concrete	5%			LIFE	**	5	\$2,900	
	Ceramic Tile	5%			2034	**	5	\$700	
	Sheet Vinyl/Rubber	5%			2036	**	5	\$1,000	
	Vinyl Tile	25%			2036	**	3	\$1,200	
	Vinyl Tile 9" X 9"	25%	Now	\$39,600	2041	**	3	\$1,200	
Uneven Substrate, Extent : Severe, Area Affected : 25%									
Location : Basment Corridor									
Worn/Eroded, Extent : Moderate, Area Affected : 30%									
Location : Closets And Program Room									
Interior Walls									
	Ceramic Tile	5%			2040	**	5	\$1,700	
	Concrete Masonry Unit	5%			LIFE	**	5	\$1,300	
	Plaster	85%	Now	\$24,600	LIFE	**	5	\$8,500	
Cracking/Crumbling, Extent : Severe, Area Affected : 10%									
Location : Staff Bathroom In Basement, Lounge At Window, And Mechanical Room At Window									
Water Penetration, Extent : Severe, Area Affected : 10%									
Location : Staff Bathroom In Basement, Lounge At Window, And Mechanical Room At Window									
	Wood	5%			LIFE	**	5	\$13,300	
Ceilings									
	Gypsum Board	80%			LIFE	**	5-10	\$36,500	
	Plaster	20%	Now	\$3,800	LIFE	**	5	\$1,700	
Cracking/Crumbling, Extent : Severe, Area Affected : 5%									
Location : Staff Bathroom In Basement And Mechanical Room									
Paint Peeling, Extent : Severe, Area Affected : 10%									
Location : Staff Bathroom In Basement, Lounge And Mechanical Room									
Site Enclosure									
Fence/Gates									
	Chain Link	40%			2051	**			
	Iron Picket	15%	4+	\$4,200	2066	**			
Corrosion/Rusting, Extent : Light, Area Affected : 5%									
Location : Throughout									
	Iron Picket	45%			2066	**			
Retaining Walls									
	Cast in Place Concrete	100%	4+	\$1,600	2066	**			
Cracking/Crumbling, Extent : Light, Area Affected : 2%									
Location : Side Entrance To Basement From Sidewalk									
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.

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

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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

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

Site Pavements

On-Site Walkways

Cast in Place Concrete 100% 2-4 \$1,000 2044 * *

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		
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 \$1,600 5 \$200

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

Location : Electrical Room In Basement

Explanation : One 400 Amperes

Raceway

Conduit 95% 2031 \$32,300 1

Conduit 5% 2041 * * 1

Panelboards

Fused Disc Sw 5% 2030 \$800 5

Molded Case Bkrs 85% 2030 \$13,800 5 \$200

Molded Case Bkrs 10% 2039 * * 5

Wiring

Braided Cloth 25% 2-4 \$7,500 2056 * * 1

Insulation Aged, Extent : Moderate, Area Affected : 100%

Location : Basement

Thermoplastic 25% 2041 * * 1

Thermoplastic 50% 2031 \$15,000 1

Motor Controllers

Locally Mounted 100% 2029 \$16,400 5 \$100

Ground

Grounding Devices

Generic 100% LIFE * * 5 \$300

Lighting

Interior Lighting

Fluorescent 90% 2039 * * 10 \$7,300

T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%

Location : Basement And First Floor

Fluorescent 10% 2031 \$9,600 10 \$800

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

Location : First Floor

Explanation : Using T-8 Lamps

Egress Lighting

Emergency, Battery 50% 2026 \$6,500 10 \$1,100

Exit, Battery 50% 2026 \$2,200 10 \$300

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QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

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

Alarm

Security System

No Component

70%

Generic

30%

2031

\$8,700

1

\$1,000

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2031

\$29,800

1-3

\$1,700

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

Heating

Energy Source

Natural Gas

100%

2051

* *

1

Conversion Equipment

Steam Boiler

100%

2036

* *

1

\$8,800

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

Distribution

Steam Piping/Pump

100%

0-2

\$800

2041

* *

*Insul. Deteriorating, Extent : Moderate, Area Affected : 70%**Location : Basement Boiler Room*

Terminal Devices

Air Handler

30%

2026

\$37,900

1

\$1,600

Convactor/Radiator

70%

2029

\$33,700

1

\$2,000

Air Conditioning

Energy Source

Electricity

100%

2039

* *

1

Conversion Equipment

Int Pkg Unit -

90%

2029

\$172,200

2

\$500

Heating/Cooling

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

No Component

10%

Heat Rejection

Dry Cooler

100%

0-2

\$900

2031

\$44,000

2

\$4,900

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Roof**Explanation : No Pipe Insulation*

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$7,800

Exhaust Fans

Interior

70%

2031

\$22,400

2

\$200

Roof

30%

2026

\$4,500

2

\$100

Plumbing

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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	\$19,700	1		
	Water Heater								
	Gas Fired	100%			2026	\$5,500	2	\$100	
	Sanitary Piping								
	Cast Iron	100%	0-2	\$1,300	LIFE	* *	1		
	Blockage /Clogged, Extent : Moderate, Area Affected : 5%								
	Location : Basement Bathroom								
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Fixtures								
	Generic	100%							

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Print Date : 08-Sep-2020

QUEENS PUBLIC LIBRARY - FY 2021

Asset Name : WOODSIDE BRANCH LIBRARY
Address : 54-22 SKILLMAN AVE.
Borough : QUEENS **Agency's Number** : WS
Program / Asset # : QPL0W64.000 / 13322 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 12,051 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 08-Jun-2017 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,1m,2
Block : 1317 **Lot** : 85 **BIN** : 4030847

CAPITAL	FY 2022 - 2025	FY 2026 - 2031
Exterior Architecture	\$190,100	\$147,900
Interior Architecture		\$33,200
Electrical	\$6,500	\$248,000
Mechanical		\$153,100
Total	\$196,700	\$582,200
Importance Code A	\$190,100	\$147,900
Importance Code B	\$6,500	\$434,400
Total	\$196,700	\$582,200

EXPENSE	FY 2022	FY 2023	FY 2024	FY 2025
Exterior Architecture	\$21,700	\$100	\$1,000	
Interior Architecture	\$103,700		\$700	\$4,100
Electrical	\$10,200	\$3,500	\$1,400	\$1,100
Mechanical	\$13,800	\$8,800	\$2,400	\$1,300
Elevators/Escalators	\$3,900	\$3,900	\$3,900	\$3,900
Total	\$153,300	\$16,200	\$9,500	\$10,400
Importance Code A	\$22,600	\$1,200	\$2,000	\$1,000
Importance Code B	\$129,000	\$15,000	\$7,500	\$9,500
Importance Code C	\$1,700			
Total	\$153,300	\$16,200	\$9,500	\$10,400



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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior									
Exterior Walls									
	Masonry: Brick	85%	Now	\$97,700	LIFE	* *	5	\$29,900	
		Cracking/Crumbling, Extent : Light, Area Affected : 10%							
		Location : East Facade, Near Main Entrance							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%							
		Location : Throughout							
	Masonry: Limestone	10%	Now	\$92,400	LIFE	* *	5	\$2,600	
		Cracking/Crumbling, Extent : Light, Area Affected : 5%							
		Location : North Facade							
		Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%							
		Location : Cornice And Horizontal Bands							
		Staining/Discoloring, Extent : Moderate, Area Affected : 10%							
		Location : Cornice							
	Pre-Cast Concrete	5%			LIFE	* *	5	\$5,700	
Windows									
	Aluminum	100%			2044	* *	5	\$2,000	
Parapets									
	Masonry: Brick	72%			LIFE	* *	5	\$600	
	Masonry: Limestone	5%			LIFE	* *	5	\$100	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Coping							
		Explanation : Coping Covered With Metal							
	Metal Panel	3%			2048	* *	5	\$100	
	Metal: Cage/Fence	20%			2041	* *	5-10	\$1,400	
Roof									
	Asphalt Shingle	60%			2031	\$40,700	10	\$1,800	
	Modified Bitumen	40%	Now	\$21,400	2028	\$107,200			
		Miss/Damaged Flashings, Extent : Moderate, Area Affected : 5%							
		Location : Over Staff Restroom							
		Water Penetration, Extent : Moderate, Area Affected : 5%							
		Location : Over Staff Restroom							
Soffits									
	Masonry: Limestone	100%	4+	\$200	LIFE	* *	5		
		Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%							
		Location : 55 Street							

Interior

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

Architecture		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior									
Floors									
	Carpet	40%	Now	\$99,800	2030	\$99,800	3	\$10,800	
		Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%							
		Location : Various							
		Staining/Discoloring, Extent : Severe, Area Affected : 20%							
		Location : Various							
		Uneven Substrate, Extent : Severe, Area Affected : 30%							
		Location : Various							
	Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
	Ceramic Tile	5%			2037	**	5	\$900	
	Vinyl Tile	30%			2036	**	3	\$2,000	
	Vinyl Tile	20%			2028	\$33,200	3	\$1,800	
Interior Walls									
	Ceramic Tile	5%			2037	**	5	\$1,200	
	Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
	Plaster	80%			LIFE	**	5	\$6,000	
	Plaster	5%	Now	\$1,100	LIFE	**	5	\$400	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room							
Ceilings									
	AcousTileSusp.Lay-In	5%			2041	**	5	\$900	
	Exposed Struc: Wood	35%			LIFE	**			
	Plaster	55%			LIFE	**	5	\$6,500	
	Plaster	5%	Now	\$1,300	LIFE	**	5	\$600	
		Cracking/Crumbling, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room And Staff Restroom							
		Water Penetration, Extent : Moderate, Area Affected : 10%							
		Location : Boiler Room And Staff Restroom							
Site Enclosure									
	Fence/Gates								
	Iron Picket	100%			2063	**			
Retaining Walls									
	Cast in Place Concrete	100%			2063	**			
Site Pavements									
	Public Sidewalk								
	Cast in Place Concrete	100%			2041	**			
On-Site Walkways									
	Cast in Place Concrete	100%			2041	**			

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

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

Under 600 Volts

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

Electrical		Current Repair			Future Replacement		Maintenance		
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts									
	Service Equipment								
	Molded Case Bkrs	100%			2028	\$1,600	5	\$300	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Electrical Room							
		Explanation : Main Service Rated At 400 Amperes							
	Switchgear / Switchboard								
	Molded Case Bkrs	100%			2028	\$35,000	5	\$300	
	Raceway								
	Conduit	50%			2028	\$17,000	1		
	Conduit	50%			2048	* *	1		
	Panelboards								
	Fused Disc Sw	10%			2044	* *	5		
	Molded Case Bkrs	50%			2044	* *	5	\$200	
	Molded Case Bkrs	40%			2027	\$6,500	5	\$100	
	Wiring								
	Braided Cloth	30%	2-4	\$9,000	2053	* *	1		
		Insulation Aged, Extent : Moderate, Area Affected : 100%							
		Location : Upper Floors							
	Thermoplastic	70%			2048	* *	1		
Ground									
	Grounding Devices								
	Generic	100%			LIFE	* *	5	\$200	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
		Explanation : Connected To Metal Water Pipe							
Lighting									
	Interior Lighting								
	Fluorescent	95%			2028	\$124,200	10	\$10,500	
		T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Throughout The Building							
	Fluorescent	5%			2023	\$6,500	10	\$600	
		T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%							
		Location : Basement							
	Egress Lighting								
	Emergency, Battery	50%			2033	* *	10	\$1,500	
	Exit, Service	50%			2033	* *	1		
	Exterior Lighting								
	HID	100%			2028	\$49,300	10		
Alarm									
	Security System								
	Generic	100%			2028	\$39,500	1	\$4,500	
		Other Observation, Extent : Moderate, Area Affected : 100%							
		Location : Outside And Inside							
		Explanation : CCTV Surveillance Cameras And Intrusion Alarm							

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

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

Alarm

Fire/Smoke Detection

Generic, Analog

100%

2033

* *

1-3

\$7,400

*Other Observation, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building**Explanation : Smoke Detector, Horns, Manual Pull Station And Strobe Lights*

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

Heating

Energy Source

Natural Gas

100%

2048

* *

1

Conversion Equipment

Furnace

40%

2033

* *

1

\$2,400

*Other Observation, Extent : Light, Area Affected : 40%**Location : Roof**Explanation : 1 Rooftop Package Unit*

Steam Boiler

60%

2048

* *

1

\$7,200

*Recent Installation, Extent : Light, Area Affected : 100%**Location : Boiler Room**Other Observation, Extent : Light, Area Affected : 60%**Location : Basement Boiler Room**Explanation : 1 Unit*

Distribution

Central Plant Steam
Piping/Pmp

60%

Now

\$12,400

2038

* *

4

\$400

*Leak Evident, Extent : Severe, Area Affected : 60%**Location : Throught*

No Component

40%

Terminal Devices

Convactor/Radiator

60%

2033

* *

1

\$2,300

No Component

40%

Air Conditioning

Energy Source

Electricity

100%

2036

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2028

\$153,100

2

\$700

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

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$6,700

Exhaust Fans

Roof

100%

2033

* *

2

\$400

Plumbing

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Plumbing									
	H/C Water Piping								
	Brass/Copper	100%			2038	* *	1		
	Water Heater								
	Gas Fired	100%			2023	\$7,500	2	\$200	
	Sanitary Piping								
	Cast Iron	100%			LIFE	* *	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	* *	1		
	Sump Pump(s)								
	Non-Submersible	100%			2028	\$1,900	4	\$300	
	Fixtures								
	Generic	100%							
Vertical Transport									
	Elevators								
	Gearless Traction	100%			LIFE	* *			
	Other Observation, Extent : Light, Area Affected : 100%								
	Location : 1, Mezzanine, 2								
	Explanation : 1 Unit								

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