

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 15-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 15890 **Lot** : 18 **BIN** : 4301922

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$114,500	
Total	\$114,500	
Importance Code A	\$114,500	
Total	\$114,500	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$3,200			
Interior Architecture	\$17,600		\$2,700	\$700
Electrical	\$600	\$500	\$500	\$600
Mechanical	\$2,000	\$300	\$700	\$300
Site Enclosure	\$6,100			
Site Pavements	\$200			
Total	\$29,800	\$700	\$4,000	\$1,600
Importance Code A	\$3,400	\$200	\$200	\$200
Importance Code B	\$6,600	\$500	\$3,700	\$1,000
Importance Code C	\$19,700			\$300
Total	\$29,800	\$700	\$4,000	\$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
ARVERNE BRANCH LIBRARY
Asset # : 14216

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	1%			LIFE	**	5	\$1,800	
Cast Stone/Terra Cotta	1%			LIFE	**	5	\$2,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Side Facade</i>								
<i>Explanation : Window Sills</i>								
Masonry: Brick	80%	Now	\$114,500	LIFE	**	5	\$14,000	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Front Facade At Base And Corners</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : North Facade Below Windows</i>								
Metal Panel	3%			2055	**	5-10	\$3,600	
Stucco Cement	10%			2040	**	5	\$4,400	
Window Wall	5%			2055	**	5	\$3,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Aluminum</i>								
Windows								
Aluminum	100%			2051	**	5	\$1,900	
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Soffits								
Metal Panel	100%			2055	**	5-10	\$4,000	
Interior								
Floors								
Carpet	60%			2034	\$85,500	3	\$7,300	
Cast in Place Concrete	5%	4+	\$700	LIFE	**	5	\$900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Storage At Roof Hatch</i>								
Ceramic Tile	10%			2044	**	5	\$800	
Vinyl Tile	25%			2040	**	3	\$800	
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$700	
Glass: Single Pane	10%			LIFE	**	5	\$2,000	
Gypsum Board	85%			LIFE	**	5-10	\$19,500	
Ceilings								
AcousTileConcealSpLn	95%	4+	\$2,500	2048	**	5	\$4,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : At Center Help Desk</i>								
Gypsum Board	5%			LIFE	**	5-10	\$1,400	
Site Enclosure								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	2-4	\$6,100	2070		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Of The Property</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2048		**		
Cast in Place Concrete	5%	0-2	\$200	2048		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Of The Property</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2048		**		
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%			2045		**	5	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045		**	5	\$100
Raceway								
Conduit	100%			2045		**	1	
Panelboards								
Molded Case Bkrs	100%			2043		**	5	\$100
Wiring								
Thermoplastic	100%			2045		**	1	
Ground								
Grounding Devices								
Generic	100%			LIFE		**	5	\$100
Lighting								
Interior Lighting								
Fluorescent	20%			2035	\$11,100		10	\$900
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Bookcase Area</i>								
<i>Explanation : T-8 Lamps</i>								
Fluorescent	10%			2035	\$5,500		10	\$500
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
LED	70%			2035	\$45,100			

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ARVERNE BRANCH LIBRARY
Asset # : 14216

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2035	\$4,200	10	\$600	
Exit, LED	50%			2050	**	1		
Exterior Lighting								
Fluorescent	15%			2035	\$3,000	10	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Front</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
HID	15%			2035	\$3,500	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	\$9,300	1	\$1,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2035	\$12,800	1-3	\$3,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
		<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
Conversion Equipment								
Furnace	100%			2040	**	1	\$2,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Rooftop Unit</i>						
Controls								
Electrical	100%			2033	\$27,500			
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		

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ARVERNE BRANCH LIBRARY
Asset # : 14216

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2040	**	2	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. R-407c</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
Exhaust Fans								
Roof	100%			2040	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater With Tanks								
Gas Fired	100%			2033	\$16,900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 40 Gallon Water Heater</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2055	**	1-2	\$100	

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Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 540 **Lot** : 30 **BIN** : 4006113

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$215,000	
Mechanical	\$114,700	\$106,000
Total	\$329,800	\$106,000
Importance Code A	\$215,000	
Importance Code B	\$114,700	\$106,000
Total	\$329,800	\$106,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$7,100			
Interior Architecture	\$10,000	\$4,200	\$500	
Electrical	\$17,200	\$800	\$700	\$11,600
Mechanical	\$4,000	\$800	\$2,400	\$49,000
Site Enclosure	\$53,100			
Site Pavements	\$9,200			
Total	\$100,500	\$5,800	\$3,600	\$60,500
Importance Code A	\$7,500	\$400	\$400	\$400
Importance Code B	\$75,300	\$5,500	\$3,000	\$60,100
Importance Code C	\$17,700		\$200	
Total	\$100,500	\$5,800	\$3,600	\$60,500



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%	Now	\$215,000	LIFE	**	5	\$13,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Spots Throughout</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Elevation</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Above Children's Entrance At Left Side Elevation.</i>								
Masonry: Limestone	5%			LIFE	**	5	\$700	
Metal Panel	15%	Now	\$3,500	2044	**	5	\$4,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Eaves</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Eaves</i>								
Stucco Cement	5%	Now	\$2,500	2039	**	5	\$1,100	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : At Foundation On East Facade</i>								
Windows								
Aluminum	100%			2050	**	5	\$2,300	
Roof								
Slate	100%			LIFE	**			
<i>Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Leaders At Front Elevation</i>								
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof Leaders</i>								
<i>Explanation : Dented</i>								
Soffits								
Metal Panel	100%	4+	\$1,200	2054	**	5	\$4,200	
<i>Deformed/Dented, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Eaves Of Roof Overhang</i>								
Interior								
Floors								
Carpet	65%			2033	\$121,200	3	\$10,400	
Ceramic Tile	5%			2043	**	5	\$500	
Quarry Tile	5%			2047	**	5	\$800	
Vinyl Tile	25%			2039	**	3	\$1,000	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%			2043	**	5	\$400	
Gypsum Board	10%	Now	\$1,000	LIFE	**	5	\$800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Room At Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Room At Basement</i>								
Plaster	10%	Now	\$6,600	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Storage Room</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Utility Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Storage Room</i>								
Plaster	77%			LIFE	**	5	\$3,200	
Ceilings								
Plaster	90%			LIFE	**	5	\$6,000	
Plaster	5%	Now	\$800	LIFE	**	5	\$300	
<i>Water Penetration, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Basement Storage Room</i>								
Plaster	5%	Now	\$1,600	LIFE	**	5	\$300	
<i>Worn/Eroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Steel Beams At Utility Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : At Steel Beams</i>								
<i>Explanation : Concrete Cover Deteriorating</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	90%	2-4	\$7,200	2069	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 30%</i>								
<i>Location : Front And Left Side Of Property</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gates</i>								
<i>Explanation : Misaligned And Deformed</i>								
Masonry: Brick	10%	Now	\$2,900	2054	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Fence Pillars</i>								
Free Standing Walls								
Concrete Masonry Unit	100%			2054	**			

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

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

Site Enclosure

Retaining Walls

	Cast in Place Concrete	10%			2069		**	
	Masonry: Brick	60%			2054		**	
	Masonry: Brick	30%	Now	\$43,000	2060		**	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Front Stair</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Front Stair</i>								

Site Pavements

Public Sidewalk

	Cast in Place Concrete	80%			2047		**	
	Cast in Place Concrete	20%	Now	\$9,000	2051		**	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Front Side Of Property</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Front Side, Near Tree</i>								

On-Site Walkways

	Cast in Place Concrete	100%			2039		**	
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Activity Yard

	Cast in Place Concrete	90%			2039		**	
	Cast in Place Concrete	10%	Now	\$200	2047		**	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : At Concrete Bench, Rear Of Property</i>								

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

Under 600 Volts

Service Equipment

	Molded Case Bkrs	100%			2034	\$43,000	5	\$200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Amperes Main Disconnect Switch</i>								

Switchgear / Switchboard

	Molded Case Bkrs	100%			2034	\$43,000	5	\$200
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Raceway

	Conduit	90%			2034	\$32,800	1	
	Conduit	10%			2054	**	1	

Panelboards

	Fused Disc Sw	5%			2033	\$1,000	5	
	Molded Case Bkrs	65%			2033	\$12,900	5	\$100
	Molded Case Bkrs	30%			2050	**	5	\$100

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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	50%	2-4	\$16,500	2059	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2034	\$9,900	1		
Thermoplastic	20%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2032	\$23,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
LED	100%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$900	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	30%			2029	\$9,900	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$2,700	
<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%			2039	**	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, Fire Alarm Panel And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2051	**	1	\$3,500	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$500	
Terminal Devices								
Air Handler	80%			2034	\$106,000	1	\$3,500	
Convactor/Radiator	20%	2-4	\$200	2039	**	1	\$400	
<i>Not Energy Efficient, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Staff Work Room Is Too Cold.</i>								
Controls								
Electrical	100%			2032	\$39,200			
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2028	\$114,700	2	\$400	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Fan Room</i>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	\$20,400	2	\$5,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
Exhaust Fans								
Interior	100%			2029	\$31,200	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Gallon Water Heater</i>								
Sanitary Piping								
Cast Iron	100%	2-4	\$1,800	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Exits Of Basement</i>								
Fixtures								
Generic	100%							

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : AUBURNDALE BRANCH LIBRARY
Address : 25-55 FRANCIS LEWIS BLVD.
Borough : QUEENS **Agency's Number** : AU
Program / Asset # : QPL0A05.000 / 13275 **Yr Built/Renovated** : 1969 / 2013
Area Sq Ft : 7,332 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 19-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5769 **Lot** : 10 **BIN** : 4129461

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$135,200
Mechanical	\$323,600	\$93,300
Site Pavements	\$52,400	
Total	\$376,000	\$228,500
Importance Code B	\$376,000	\$228,500
Total	\$376,000	\$228,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$17,300	\$2,400		\$26,100
Interior Architecture	\$40,300	\$2,200	\$900	\$6,200
Electrical	\$23,800	\$700	\$900	\$10,900
Mechanical	\$400	\$1,400	\$1,000	\$76,500
Site Enclosure	\$17,200			
Site Pavements	\$13,300			
Total	\$112,200	\$6,800	\$2,800	\$119,700
Importance Code A	\$17,600	\$2,800	\$300	\$36,000
Importance Code B	\$23,900	\$4,000	\$2,400	\$83,600
Importance Code C	\$70,700			
Total	\$112,200	\$6,800	\$2,800	\$119,700



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
AUBURNDALE BRANCH LIBRARY
Asset # : 13275

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	50%	2-4	\$17,300	LIFE	**	5	\$29,100	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Alleyway And Rear Yard Facade</i>								
Masonry: Brick	30%			LIFE	**	5	\$3,500	
Pre-Cast Concrete	2%			LIFE	**	5	\$800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
Window Wall	18%			2044	**	5	\$7,900	
Windows								
Aluminum	100%			2042	**	5	\$4,800	
Parapets								
Metal Panel	100%			2054	**	5	\$3,200	
Roof								
Built-Up (BUR)	100%			2039	**	10	\$20,600	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5	\$5,600	
Interior								
Floors								
Carpet	40%			2033	\$76,900	3	\$6,600	
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2043	**	5	\$500	
Vinyl Tile	45%			2034	\$135,200	3	\$1,900	
Interior Walls								
Concrete Masonry Unit	95%	Now	\$40,300	LIFE	**	5	\$3,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Wall At Meeting Room</i>								
Glass: Single Pane	5%			LIFE	**	5	\$300	
Ceilings								
AcousTileConcealSpLn	90%			2039	**	5	\$12,300	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	10%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$17,200	2054	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Gate To Alleyway And Rear Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$52,400	2047		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Francis Lewis Boulevard</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Tree Pits</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Tree Pits</i>								

On-Site Walkways

Cast in Place Concrete	100%	4+	\$13,300	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Side Alley</i>								

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Ratings Capacity</i>								

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	\$43,000	5	\$200
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Raceway

Conduit	80%			2034	\$29,200	1	
Conduit	20%			2044	**	1	

Panelboards

Molded Case Bkrs	80%			2033	\$15,800	5	\$200
Molded Case Bkrs	20%			2042	**	5	

Wiring

Braided Cloth	70%	2-4	\$23,100	2059		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2044		**	1	

Motor Controllers

Locally Mounted	100%			2032	\$23,700	5	\$100
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100
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Lighting

Interior Lighting

Fluorescent	2%			2029	\$1,600	10	\$100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								

LED	98%			2039		**	
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Estimates are rounded to the nearest hundred dollars.

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$900	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
Fluorescent	25%			2029	\$7,200	10	\$200	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Perimeter Of The Building</i>					
No Component	75%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$2,700	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Reading Areas And Outside Perimeter</i>					
			<i>Explanation : Surveillance Cameras And Intrusion Alarm</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2034	\$18,700	1-3	\$4,500	
			<i>Other Observation, Extent : N/A, 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								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	5%			2044	**	1		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Main Entrance Vestibule, Back Exit Corridor And Janitor Closet</i>					
			<i>Explanation : Electric Heating</i>					
Natural Gas	95%			2044	**	1		
Conversion Equipment								
Furnace	95%			2034	\$21,500	1	\$3,400	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : 2 Ducted Units</i>					
Radiant Heater	5%			2029	\$9,500	2	\$200	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Main Entrance Vestibule, Back Exit Corridor And Janitor Closet</i>					
			<i>Explanation : Electric Cabinet Heaters And Electric Convectur</i>					
Controls								
Digital	100%			2027	\$208,700			
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Interior Pkg Unit - Cooling	100%			2028	\$114,900	2	\$500	
			<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room - Water Cooled Self-contained Packaged Unit</i>					
Heat Rejection								
Dry Cooler	100%			2029	\$33,300	2	\$5,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,100	
Exhaust Fans								
Interior	100%			2029	\$32,200	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2034	\$93,300	1		
			<i>On Extended Life, Extent : Light, Area Affected : 90%</i>					
			<i>Location : Throughout</i>					
Water Heater With Tanks								
Gas Fired	100%			2033	\$16,900	2		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : 1 Unit, 40 Gallons</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 23-Feb-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 12204 **Lot** : 103 **BIN** : 4264849

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$139,200	
Electrical		\$75,300
Mechanical		\$63,500
Total	\$139,200	\$138,800
Importance Code A	\$139,200	
Importance Code B		\$138,800
Total	\$139,200	\$138,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$37,600		\$200	
Interior Architecture	\$18,400		\$1,300	
Electrical	\$49,800	\$600	\$700	\$900
Mechanical	\$2,900	\$800	\$1,200	\$600
Site Enclosure	\$4,400			
Site Pavements	\$20,400			
Total	\$133,500	\$1,400	\$3,400	\$1,500
Importance Code A	\$38,000	\$300	\$500	\$300
Importance Code B	\$84,700	\$1,100	\$2,900	\$1,100
Importance Code C	\$10,900			
Total	\$133,500	\$1,400	\$3,400	\$1,500



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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
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Copper/Terne	15%	Now	\$36,400	2070	**			
<i>Deformed/Dented, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Copper Cladding At Front Facade Soffit</i>								
<i>Water Penetration, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Canopy</i>								
Masonry: Brick Cavity	85%	Now	\$62,600	LIFE	**	5	\$14,500	
<i>Spalling, Extent : Light, Area Affected : 15%</i>								
<i>Location : All Facades</i>								
<i>Vertical Cracks, Extent : Light, Area Affected : 5%</i>								
<i>Location : Above Side Exit At Foch Boulevard, Rear Facade</i>								
Windows								
Aluminum	98%	Now	\$76,600	2060	**	5	\$800	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
Metal Louvers	2%			2044	**	10	\$200	
Parapets								
Metal Rail	10%			2048	**	5-10	\$300	
<i>Other Observation, Extent : N/A, Area Affected : 80%</i>								
<i>Location : All Parapets</i>								
<i>Explanation : Metal Copings</i>								
No Component	90%							
Roof								
Modified Bitumen	100%			2040	**	10	\$17,100	
Soffits								
Cast in Place Concrete	100%	0-2	\$1,300	LIFE	**	5	\$2,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entrance Soffit</i>								
Interior								
Floors								
Carpet	5%			2034	\$8,900	3	\$800	
Cast in Place Concrete	5%			LIFE	**	5	\$2,200	
Mosaic Tile	5%	Now	\$2,400	2040	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Public Bathroom At Water Closet</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Base Tile</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Bathroom Floors</i>								
Vinyl Tile	85%			2040	**	3	\$3,200	

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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
BAISLEY PARK BRANCH LIBRARY
Asset # : 13276

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	70%			LIFE	**	5	\$6,900	
Plaster	30%			LIFE	**	5-10	\$3,100	
Ceilings								
AcousTileSusp.Lay-In	10%			2040	**	5	\$1,000	
Plaster	90%			LIFE	**	5-10	\$14,900	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	Now	\$4,400	2070	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Gate And Hinges Rusted On Foch Boulevard</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$19,400	2040	**			
<i>Sinking/Subsiding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Foch Boulevard At City Manhole Covers</i>								
On-Site Walkways								
Pavers/Stone	100%	4+	\$1,000	2044	**			
<i>Vegetation Growth, Extent : Light, Area Affected : 100%</i>								
<i>Location : Brick Pavers In Courtyard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
Raceway								
Conduit	100%			2035	\$36,500	1		
Panelboards								
Molded Case Bkrs	100%			2034	\$19,800	5	\$200	
Wiring								
Braided Cloth	80%	2-4	\$26,400	2060	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	20%			2035	\$6,600	1		
Motor Controllers								
Locally Mounted	100%			2033	\$23,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting Fluorescent	90%			2030	\$67,800	10	\$5,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Mechanical Rooms</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2035	\$7,500	10	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Egress Lighting Emergency, Battery	50%			2035	\$5,700	10	\$800	
Exit, Service	50%			2035	\$1,100	1		
Exterior Lighting								
HID	20%			2030	\$6,300	10		
LED	10%			2035	\$3,600			
No Component	70%							
Alarm								
Security System Generic	100%			2030	\$12,700	1	\$2,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System. Motion Sensors</i>								
Fire/Smoke Detection Generic, Analog	100%	2-4	\$17,400	2045	**	1-3	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Obsolete Fire Alarm System. Alarm Bells And Manual Pull Stations Only</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2055	**	1		
Conversion Equipment Furnace	20%			2040	**	1	\$700	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Hot Water Boiler	80%			2048	**	1	\$2,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Second Floor</i>								
<i>Explanation : 3 Units</i>								
Distribution								
Hot Wtr Piping/Pump	80%			2043	**	4	\$400	
No Component	20%							

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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
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									
Terminal Devices									
	Air Handler	50%			2035	\$63,500	1	\$2,100	
	Convactor/Radiator	30%			2040	**	1	\$700	
	No Component	20%							
Controls									
	Electrical	100%			2033	\$37,500			
Air Conditioning									
Energy Source									
	Electricity	100%			2051	**	1		
Conversion Equipment									
	Ext Pkg Unit - Heating/Cooling	100%			2040	**	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Roof</i>									
<i>Explanation : 2 Unit. R-410a</i>									
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
Exhaust Fans									
	Interior	50%			2035	\$15,000	2	\$100	
	Roof	50%			2040	**	2	\$100	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2045	**	1		
Water Heater With Tanks									
	Gas Fired	100%			2030	\$16,900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>									
<i>Location : Second Floor Break Room</i>									
<i>Explanation : One 50 Gallon</i>									
Sanitary Piping									
	Cast Iron	100%			LIFE	**	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	**	1		
Fixtures									
	Generic	100%							

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$532,300	
Interior Architecture		\$403,000
Electrical	\$65,900	\$16,500
Mechanical	\$226,400	\$108,800
Total	\$824,600	\$528,300
Importance Code A	\$532,300	
Importance Code B	\$292,300	\$528,300
Total	\$824,600	\$528,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				
Interior Architecture		\$1,300	\$300	
Electrical	\$20,200	\$200	\$23,900	\$18,100
Mechanical	\$45,900	\$1,500	\$3,200	\$17,900
Site Enclosure	\$600			
Total	\$66,700	\$3,000	\$27,400	\$36,000
Importance Code A	\$400	\$400	\$400	\$400
Importance Code B	\$65,800	\$2,600	\$27,000	\$35,600
Importance Code C	\$600			
Total	\$66,700	\$3,000	\$27,400	\$36,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Concrete Masonry Unit	100%	0-2	\$187,500	LIFE	**	5	\$11,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Ribbed Face Masonry Units</i>								
Windows								
Aluminum	100%	Now	\$92,600	2055	**	5	\$1,000	1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Parapets								
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
Concrete Masonry Unit	10%			LIFE	**	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Parapet At Southwest Corner</i>								
<i>Explanation : Ribbed Face Units</i>								
No Component	80%							
Roof								
Built-Up (BUR)	100%	2-4	\$252,200	2040	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lower Roof At Southwest Corner</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Soffits								
Stucco Cement	100%			2043	**	5		
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2033	\$31,100	5	\$600	
Vinyl Tile	90%			2030	\$274,500	3	\$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	\$128,500	5	\$7,800	
Exposed Struc: Steel	30%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	100%			2040	**			

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

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

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

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

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

Site Enclosure

Free Standing Walls

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

Site Pavements

Public Sidewalk

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

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

Under 600 Volts

Service Equipment

Molded Case Bkrs	100%			2030	\$43,000	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : One 400 Ampere Main Disconnect Switch*

Switchgear / Switchboard

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

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

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

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

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

Grounding Devices

Generic	100%			LIFE	**	5	\$100
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Lighting

Interior Lighting

Fluorescent	80%			2026	\$65,900	10	\$5,500
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*T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

Fluorescent	20%			2030	\$16,500	10	\$1,400
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*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Throughout The Building*

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2030	\$6,200	10	\$900	
Exit, Service	50%			2030	\$1,300	1		
Exterior Lighting								
HID	30%			2026	\$10,300	10		
No Component	70%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2026	\$4,200	1	\$800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System, Motion Sensors</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2035	\$5,700	1-3	\$1,400	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2040	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2043	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2029	\$16,100	4	\$400	
Terminal Devices								
Air Handler	60%			2026	\$83,300	1	\$2,800	
Convactor/Radiator	40%			2035	\$24,100	1	\$1,000	
Air Conditioning								
Energy Source								
Electricity	100%			2038	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2030	\$108,800	1	\$3,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2026	\$143,100	1	\$4,600	
Heat Rejection								
Dry Cooler	100%			2030	\$33,900	2	\$5,200	
Ventilation								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	80%			2026	\$26,200	2	\$200	
Roof	20%	0-2	\$100	2030	\$2,900	2		
<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2040	**	1		
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2030	\$1,500	4	\$200	
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : BAYSIDE BRANCH LIBRARY
Address : 214-20 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : B
Program / Asset # : QPLOB08.000 / 13278 **Yr Built/Renovated** : 1965 / 2013
Area Sq Ft : 9,932 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 08-Feb-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 7333 **Lot** : 215 **BIN** : 4157389

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$162,400	
Mechanical		\$391,600
Total	\$162,400	\$391,600
Importance Code A	\$162,400	
Importance Code B		\$391,600
Total	\$162,400	\$391,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$8,200			
Interior Architecture	\$32,300	\$6,200	\$300	
Electrical	\$17,400	\$1,100	\$1,000	\$15,900
Mechanical	\$7,900	\$3,100	\$2,300	\$48,100
Site Pavements	\$4,700			
Total	\$70,500	\$10,500	\$3,700	\$63,900
Importance Code A	\$8,700	\$500	\$500	\$600
Importance Code B	\$59,200	\$10,000	\$2,800	\$63,300
Importance Code C	\$2,700		\$300	
Total	\$70,500	\$10,500	\$3,700	\$63,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	5%			LIFE	**	5	\$1,800	
Masonry: Brick	85%			LIFE	**	5	\$6,300	
Masonry: Brick	5%	Now	\$1,500	LIFE	**	5	\$400	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Chimney Cap, Front Facade</i>								
Window Wall	5%	Now	\$6,700	2054	**	5	\$700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Window Wall</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : North Facade</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Windows								
Aluminum	100%	Now	\$162,400	2059	**	5	\$1,700	
<i>Glazing Broken/Cracked, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Stairwell</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Heads And Jambs Of Windows Throughout And Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%			2042	**	10	\$22,700	
Soffits								
Stucco Cement	100%			2047	**	5		
Interior								
Floors								
Carpet	65%			2033	\$169,300	3	\$14,500	
Cast in Place Concrete	5%			LIFE	**	5	\$1,600	
Mosaic Tile	5%			2047	**	5	\$1,900	
Vinyl Tile	25%			2039	**	3	\$1,400	
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$700	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,400	
Gypsum Board	70%	4+	\$2,700	LIFE	**	5	\$5,800	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Childrens Room</i>								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$23,700	2054	**	5	\$900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement</i>								
AcousTileSusp.Lay-In	80%			2051	**	5	\$11,900	
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	5%			LIFE	**	5	\$900	

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	90%			2044	**			
Iron Picket	10%			2069	**			
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$4,700	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			
Parking/Driveway								
Cast in Place Concrete	100%			2047	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	\$43,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$43,000	5	\$300	
Raceway								
Conduit	50%			2034	\$18,200	1		
Conduit	50%			2054	**	1		
Panelboards								
Fused Disc Sw	2%			2033	\$400	5		
Molded Case Bkrs	48%			2033	\$9,500	5	\$100	
Molded Case Bkrs	50%			2050	**	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$16,500	2059	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	50%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	70%			2039	**	10	\$6,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Reading And Book Shelves Area</i>								
Fluorescent	20%			2039	**	10	\$1,800	
<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement, Kitchen And Offices</i>								
Fluorescent	10%			2039	**	10	\$900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor And Staircases</i>								
<i>Explanation : Compact Fluorescent Light Fixtures</i>								
Egress Lighting								
Emergency, Battery	40%			2039	**	10	\$1,000	
Exit, LED	60%			2062	**	1		
Exterior Lighting								
HID	10%			2029	\$4,600	10		
LED	20%			2039	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside, Outside And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$6,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fire Alarm Panel, Strobe Light, Bell, Horn, Smoke And Heat Detector</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Furnace	100%			2039	**	1	\$4,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 3 Units</i>								
Terminal Devices								
Air Handler	80%			2034	\$148,200	1	\$4,900	
Convactor/Radiator	20%			2047	**	1	\$600	
Controls								
Electrical	100%			2032	\$54,700			

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
BAYSIDE BRANCH LIBRARY
Asset # : 13278

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2039	**	1	\$4,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 1 Unit. R-410a</i>								
Terminal Devices								
Air Handler/Dir Expansion	100%			2034	\$188,700	1		
Heat Rejection								
Dry Cooler	100%			2029	\$45,200	2	\$6,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,500	
Exhaust Fans								
Interior	80%			2034	\$34,900	2	\$200	
Roof	20%			2039	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater With Tanks								
Electric	100%			2032	\$23,400	4		
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 20 Gallons, Electric Water Heater</i>								
Sanitary Piping								
Cast Iron	100%	0-2	\$6,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Water Backs Up To 1st Floor Toilets.</i>								
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 1st Floor Bathroom. Leaking Children Bathroom</i>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	\$2,000	4	\$300	
Sewage Ejector(s)								
Electric	100%			2039	**	4	\$600	
Fixtures								
Generic	100%							
<i>Obsolete Fixtures, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Toilets In No. 2 Restroom</i>								
Fire Suppression								
Sprinkler								
No Component	95%							
Generic	5%			2054	**	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.

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

Print Date : 13-Aug-2024 **QUEENS PUBLIC LIBRARY - FY 2025**

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	: 21-Sep-2023	Landmark Status	: NONE
Areas Surveyed	: Roof, Floors 1		
Block	: 8604	Lot	: 85
		BIN	: 4175514

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$75,100
Total		\$75,100
Importance Code B		\$75,100
Total		\$75,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$13,200		\$600	
Interior Architecture	\$9,200	\$5,100	\$3,600	\$900
Electrical	\$800	\$600	\$800	\$600
Mechanical	\$3,000	\$1,100	\$1,300	\$900
Site Pavements	\$14,000			
Total	\$40,200	\$6,800	\$6,300	\$2,500
Importance Code A	\$13,500	\$300	\$900	\$300
Importance Code B	\$20,900	\$6,500	\$5,300	\$1,700
Importance Code C	\$5,800			\$400
Total	\$40,200	\$6,800	\$6,300	\$2,500



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

QUEENS PUBLIC LIBRARY - 039
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	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$21,600	
Metal Panel	10%			2045	**	5-10	\$9,900	
Window Wall	15%			2045	**	5	\$8,100	
Windows								
Aluminum	100%			2043	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Parapets								
Masonry: Brick	80%			LIFE	**	5-10	\$2,300	
No Component	20%							
Roof								
Modified Bitumen	100%			2040	**	10	\$20,400	
Soffits								
Plaster	100%			LIFE	**	5-10	\$700	
Interior								
Floors								
Carpet	70%			2034	\$126,800	3	\$10,900	
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Mechanical Room</i>								
Ceramic Tile	5%			2044	**	5	\$500	
Vinyl Tile	20%	0-2	\$1,100	2040	**	3	\$800	
<i>Blisters, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staff Office And Staff Lounge At Threshold</i>								
Interior Walls								
Ceramic Tile	8%			2044	**	5	\$800	
Concrete Masonry Unit	60%			LIFE	**	5	\$4,800	
Gypsum Board	30%			LIFE	**	5-10	\$5,100	
Mosaic Tile	2%			LIFE	**	10	\$100	
Ceilings								
AcousTileSusp.Lay-In	93%			2052	**	5	\$10,100	
Exposed Struc: Steel	5%			LIFE	**	10	\$1,100	
Gypsum Board	2%	Now	\$100	LIFE	**	5	\$300	
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Front Foyer</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	25%	Now	\$14,000	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Hillside Avenue And 250th Street</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Hillside Avenue And 250th Street</i>								
Cast in Place Concrete	75%			2048	**			

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2045	**	5	\$200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2045	**	5	\$200	
Raceway								
Conduit	100%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5		
Molded Case Bkrs	90%			2051	**	5	\$200	
Wiring								
Thermoplastic	100%			2055	**	1		
Motor Controllers								
Locally Mounted	100%			2048	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
LED	100%			2043	**			
Egress Lighting								
Emergency, Battery	50%			2040	**	10	\$800	
Exit, Service	50%			2040	**	1		
Exterior Lighting								
Fluorescent	10%			2040	**	10	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Front</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
No Component	90%							
Alarm								
Security System								
Generic	100%			2040	**	1	\$2,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Front And Right Side Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2040	**	1-3	\$4,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>						

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

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$3,400	
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
Terminal Devices								
Convactor/Radiator	50%			2048	**	1	\$1,100	
Fan Coil Unit/Heat	50%			2040	**	1	\$1,100	
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2035	\$75,100	2	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 2 Units. R-410a</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,100	
Exhaust Fans								
Roof	100%			2040	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater With Tanks								
Electric	100%			2033	\$23,400	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 40 Gallons Unit</i>								
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	\$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.*

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 23-Feb-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 9651 **Lot** : 25 **BIN** : 4206518

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$162,100	
Electrical		\$84,800
Mechanical		\$229,500
Total	\$162,100	\$314,300
Importance Code A	\$162,100	
Importance Code B		\$314,300
Total	\$162,100	\$314,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$11,900	\$900	\$1,600	
Interior Architecture	\$59,600		\$2,100	\$1,000
Electrical	\$1,000	\$800	\$800	\$1,000
Mechanical	\$4,800	\$1,400	\$2,800	\$1,100
Site Enclosure	\$7,500		\$6,300	
Site Pavements	\$500			
Total	\$85,400	\$3,000	\$13,600	\$3,100
Importance Code A	\$12,300	\$1,300	\$2,000	\$400
Importance Code B	\$50,200	\$1,700	\$5,300	\$2,300
Importance Code C	\$22,900		\$6,300	\$400
Total	\$85,400	\$3,000	\$13,600	\$3,100



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
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	0-2	\$68,400	LIFE	**	5	\$16,800	
<i>Horizontal Cracks, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : Exterior Walls</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Exterior Walls</i>								
Metal Sect. OHD	5%			2048	**	5	\$3,300	
Granite Panels	5%	Now	\$6,400	LIFE	**	5	\$800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entrance Granite</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Entrance Granite Panel Facing Northwest</i>								
Pre-Cast Concrete	5%	0-2	\$1,500	LIFE	**	5	\$3,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : South Facade Window Trim</i>								
Window Wall	5%			2055	**	5	\$3,900	
Windows								
Aluminum	100%			2057	**	5	\$1,800	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Parapets								
Masonry: Brick	90%	Now	\$93,800	LIFE	**	5	\$3,700	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : All Parapets</i>								
Metal Panel	10%			2061	**	5	\$1,600	
Roof								
Modified Bitumen	100%	0-2	\$3,200	2043	**			
<i>Blisters, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
Interior								
Floors								
Carpet	25%			2034		3	\$4,500	
Cast in Place Concrete	10%			LIFE	**	5	\$5,300	
<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2044	**	5	\$600	
Vinyl Tile	40%			2040	**	3	\$1,800	
Vinyl Tile	20%	4+	\$1,300	2040	**	3	\$900	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : Corridor Base Tile</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Cast in Place Concrete	5%	0-2	\$1,100	LIFE	**			
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Scuttle To Roof</i>								
Ceramic Tile	5%			2044	**	5	\$700	
Concrete Masonry Unit	60%	0-2	\$16,500	LIFE	**	5	\$3,500	
<i>Vertical Cracks, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Staff Office</i>								
Glass: Single Pane	2%			LIFE	**	5	\$400	
Gypsum Board	28%			LIFE	**	5-10	\$7,000	
Ceilings								
AcousTileSusp.Lay-In	70%			2040	**	5	\$10,900	
AcousTileSusp.Lay-In	20%	Now	\$30,700	2055	**	5	\$1,600	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Storage Room</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Community Room, Storage Space</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Community Room, Storage Space, Public Restroom</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Community Room, Storage Space</i>								
Exposed Struc: Concrete	5%			LIFE	**	5-10	\$1,000	
Gypsum Board	5%			LIFE	**	5-10	\$2,700	
Site Enclosure								
Fence/Gates								
Aluminum Rail	70%			2048	**	5-10	\$10,300	
Chain Link	30%			2045	**			
Free Standing Walls								
Cast in Place Concrete	100%			2055	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Courtyard At West Facade And Columns At South Facade</i>								
<i>Explanation : Concrete Seats At Courtyard And Columns At Basement Level</i>								

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	25%			2070		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Ramp</i>								
<i>Explanation : Cheek Wall</i>								
Concrete Masonry Unit	5%	Now	\$200	2045		**		
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping Stones At Courtyard Retaining Wall</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping Stones At Courtyard Retaining Wall</i>								
<i>Explanation : Missing Joints And Delaminated Surface</i>								
Masonry: Brick	70%	Now	\$7,300	2045		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Courtyard Retaining Wall</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Courtyard Retaining Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048		**		
On-Site Walkways								
Cast in Place Concrete	25%			2048		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ramp And Landings At Entrance</i>								
<i>Explanation : Walkways</i>								
Cast in Place Concrete	75%	Now	\$500	2040		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Courtyard And Steps To Basement From Courtyard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2035	\$36,500	1		
Panelboards								
Molded Case Bkrs	100%			2034	\$19,800	5	\$200	
Wiring								
Thermoplastic	100%			2035	\$33,000	1		
Motor Controllers								
Locally Mounted	100%			2033	\$23,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	90%			2035	\$80,300	10	\$6,700	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	5%			2035	\$4,500	10	\$400	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : 1st Floor</i>					
			<i>Explanation : Compact Fluorescent Lights</i>					
LED	5%			2040	**			
Egress Lighting								
Emergency, Battery	50%			2035	\$6,700	10	\$1,000	
Exit, Service	50%			2035	\$1,400	1		
Exterior Lighting								
HID	30%			2035	\$11,200	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	\$15,000	1	\$3,000	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Reading Areas, Outside Perimeter</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2035	\$20,600	1-3	\$5,100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors, Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			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
BRIARWOOD BRANCH LIBRARY
Asset # : 13281

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Hot Water Boiler	100%			2040	**	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2043	**	4	\$600	
Terminal Devices								
Air Handler	40%			2040	**	1	\$2,000	
Convactor/Radiator	55%			2040	**	1	\$1,400	
Unit Heater - Hot Water	5%			2035			\$2,400	
Controls								
Digital	100%			2033			\$229,500	
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	80%			2040	**	1	\$3,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. R-410a</i>								
Exterior Pkg Unit - Cooling	20%			2035		2	\$17,500	\$100
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. R-407c</i>								
Terminal Devices								
Air Handler/Dir Expansion No Component	80%			2040	**	1		
	20%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2040	**	2	\$5,600	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,100	
Exhaust Fans								
Interior	80%			2040	**	2	\$200	
Roof	20%			2035		2	\$3,100	\$100
Plumbing								
H/C Water Piping Brass/Copper	100%			2045	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Water Heater With Tanks							
	Gas Fired	100%			2035	\$16,900	2	
			<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 36 Gallon</i>					
	Sanitary Piping							
	Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2035	\$1,600	4	\$300
	Fixtures							
	Generic	100%						

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 10-Jan-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 15481 **Lot** : 530 **BIN** : 4297581

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$72,000		\$1,500	
Interior Architecture	\$2,300		\$1,000	\$100
Electrical	\$100	\$100	\$100	\$100
Mechanical	\$1,100	\$100	\$200	\$100
Site Pavements	\$1,300			
Total	\$76,800	\$200	\$2,800	\$300
Importance Code A	\$72,100		\$1,600	
Importance Code B	\$4,300	\$200	\$1,200	\$300
Importance Code C	\$500			
Total	\$76,800	\$200	\$2,800	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Metal Panel	30%	Now	\$15,700	2061	**	5	\$2,700	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i> <i>Location : At Base Of Building Along Perimeter</i> <i>Deteriorated Finish, Extent : Moderate, Area Affected : 25%</i> <i>Location : All Building Facades</i> <i>Not Insulated, Extent : Severe, Area Affected : 100%</i> <i>Location : Originally A Temporary Structure, Not Insulated For Various Weather Conditions</i> <i>Paint Peeling, Extent : Severe, Area Affected : 5%</i> <i>Location : Throughout Facade And Window Trims</i> <i>Seams Open/Split, Extent : Severe, Area Affected : 1%</i> <i>Location : At Rear Below Window Sill</i>								
Window Wall	35%			2045	**	5	\$6,300	
Window Wall	35%			2045	**	5	\$6,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : All Facades</i> <i>Explanation : Curved Glass</i>								
Windows								
Aluminum	100%			2043	**	5	\$2,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Above Roof Area</i> <i>Explanation : Clere Story Windows</i>								
Roof								
Metal Panel	100%	Now	\$29,500	2040	**			1
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 25%</i> <i>Location : Gutters Misaligned, Leaking And Missing Leader Lines</i> <i>Corrosion/Rusting, Extent : Severe, Area Affected : 10%</i> <i>Location : Gutters</i> <i>Water Penetration, Extent : Moderate, Area Affected : 10%</i> <i>Location : Roof Leaks Evident In Staff And Public Bathrooms And Other Places</i> <i>Other Observation, Extent : Severe, Area Affected : 10%</i> <i>Location : Right Side And Rear Elevations</i> <i>Explanation : Hole In Gutter And Missing Gutter</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Soffits								
Alum/Vinyl Siding	90%	Now	\$12,000	2045	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Edges Of Soffit At Metal Structure</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Edges Of Soffit At Metal Structure</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Of Soffit</i>								
<i>Explanation : Composite Aluminum Panels</i>								
Exposed Struc: Steel	10%	Now	\$14,800	LIFE	**	5	\$600	
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Joint Between Soffit Structure And Panels And Fascia Edge</i>								
<i>Worn/Eroded, Extent : Light, Area Affected : 10%</i>								
<i>Location : At Bottom Of Soffit Structure</i>								
Interior								
Floors								
Carpet	65%			2034	\$33,100	3	\$2,800	
Ceramic Tile	10%			2044	**	5	\$300	
Vinyl Tile	25%			2040	**	3	\$300	
<i>Patching Evident, Extent : Light, Area Affected : 15%</i>								
<i>Location : Behind Service Desk</i>								
Interior Walls								
Fiberglass Panel	85%			LIFE	**	10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Full Walls And Perimeter Walls</i>								
<i>Explanation : Modular Composite Panel</i>								
Gypsum Board	15%			LIFE	**	5-10	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Behind Service Desk</i>								
<i>Explanation : Partial Wall</i>								
Ceilings								
AcousTileSusp.Lay-In	15%	Now	\$700	2048	**	5	\$200	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Leaks From Roof In Staff And Public Bathrooms</i>								
Exposed Struc: Steel	20%			LIFE	**	10	\$1,200	
Fiber Board	65%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceilings</i>								
<i>Explanation : Composite Aluminum Panels</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	4+	\$1,300	2048	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Of Property</i>								

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

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

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete

100%

2048

* *

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

Parking/Driveway

Asphalt

100%

2044

* *

*Cracking/Crumbling, Extent : Light, Area Affected : 2%**Location : Near Drain*

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%

2035

\$3,700

5

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

Switchgear / Switchboard

Molded Case Bkrs

100%

2035

\$43,000

5

\$100

Raceway

Conduit

100%

2045

* *

1

Panelboards

Molded Case Bkrs

100%

2043

* *

5

\$100

Wiring

Thermoplastic

100%

2045

* *

1

Ground

Grounding Devices

Not Accessible

100%

Lighting

Interior Lighting

Fluorescent

98%

2040

* *

10

\$1,700

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-5 Lamps*

Fluorescent

2%

2040

* *

10

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Compact Fluorescent Lights*

Egress Lighting

Emergency, Service

50%

2040

* *

1

Exit, Service

50%

2040

* *

1

Exterior Lighting

HID

30%

2030

\$2,700

10

No Component

70%

Note : 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
BROAD CHANNEL BRANCH LIBRARY
Asset # : 13282

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

Alarm

Security System
Generic

100% 2035 \$3,600 1 \$700

Other Observation, Extent : N/A, Area Affected : 100%

Location : Reading Areas, Outside Perimeter

Explanation : CCTV Surveillance Cameras Amd Intrusion Alarm

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

Heating

Energy Source

Electricity 100% 2055 * * 1

Conversion Equipment

Heat Pump Air Sourced 100% 2036 * * 2 \$600

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

Location : Various Locations

Explanation : 6 Units

Terminal Devices

Fan Coil Unit/Heat 100% 2040 * * 1 \$600

Air Conditioning

Energy Source

Electricity 100% 2051 * * 1

Conversion Equipment

Heat Pump Air Sourced 80% 2036 * * 2 \$100

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

Location : Various Locations

Explanation : 6 Units

Split Unit 20% 0-2 \$900 2040 * *

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

Location : First Floor

Explanation : 2 Units. R-410a

Terminal Devices

Fan Coil - 2 Pipe 20% 2043 * * 1 \$100

No Component 80%

Heat Rejection

Air Cooled Condenser Unit 20% 2043 * * 2 \$300

No Component 80%

Ventilation

Exhaust Fans

Roof 10% 2035 \$400 2

No Component 90%

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.

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*** 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	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost
Type		Total	(Years)		FY		(Yrs)	Priority
Plumbing								
	Water Heater With Tanks							
	Electric	100%			2033	\$23,400	4	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : First Floor</i>					
			<i>Explanation : One 10 Gallon</i>					
	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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture	\$73,000	
Electrical		\$59,100
Total	\$73,000	\$59,100
Importance Code B	\$73,000	\$59,100
Total	\$73,000	\$59,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$21,000	\$2,300		
Interior Architecture	\$700	\$7,000	\$7,500	
Electrical	\$23,600	\$30,200	\$300	\$400
Mechanical	\$4,400	\$2,500	\$3,600	\$2,500
Site Enclosure	\$2,300			
Site Pavements	\$17,300			
Total	\$69,300	\$41,900	\$11,400	\$2,900
Importance Code A	\$21,900	\$3,400	\$900	\$900
Importance Code B	\$44,300	\$38,500	\$10,600	\$2,000
Importance Code C	\$3,000			
Total	\$69,300	\$41,900	\$11,400	\$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
BROADWAY BRANCH LIBRARY
Asset # : 13283

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

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

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

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

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

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

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

Ground

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

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

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

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

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

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

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

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

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

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

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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : CAMBRIA HEIGHTS COMMUNITY LIBRARY
Address : 218-13 LINDEN BOULEVARD
Borough : QUEENS **Agency's Number** : CM
Program / Asset # : QPL0004.000 / 14110 **Yr Built/Renovated** : 2006 /
Area Sq Ft : 18,800 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 15-Oct-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 11319 **Lot** : 1 **BIN** : 4855031

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$294,600
Total		\$294,600
Importance Code B		\$294,600
Total		\$294,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$28,400		\$13,300	\$4,500
Interior Architecture	\$2,200		\$7,700	\$1,100
Electrical	\$2,200	\$1,800	\$21,400	\$2,400
Mechanical	\$48,900	\$2,600	\$9,600	\$3,400
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$88,900	\$11,600	\$59,200	\$18,500
Importance Code A	\$68,000	\$900	\$14,300	\$5,400
Importance Code B	\$20,500	\$10,600	\$44,900	\$13,100
Importance Code C	\$500			
Total	\$88,900	\$11,600	\$59,200	\$18,500



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
CAMBRIA HEIGHTS COMMUNITY LIBRARY
Asset # : 14110

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	45%			LIFE	**	5	\$8,000	
Metal Panel	5%			2059	**	5-10	\$6,100	
Pre-Cast Concrete	10%			LIFE	**	5	\$5,800	
Window Wall	40%			2063	**	5	\$26,700	
Windows								
Aluminum	100%			2055	**	5	\$6,700	
Parapets								
Metal Panel	5%			2059	**	5	\$100	
Pre-Cast Concrete	45%			LIFE	**	5	\$1,600	
No Component	50%							
Roof								
Modified Bitumen	50%	Now	\$28,400	2041	**			
<i>Blisters, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Upper Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Section Over Northeast Corner</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over Northeast Corner In Childrens Area</i>								
Modified Bitumen	50%			2041	**	10	\$13,100	
Interior								
Floors								
Carpet	55%			2034	\$271,200	3	\$23,200	
Cast in Place Concrete	10%			LIFE	**	5	\$6,200	
Ceramic Tile	5%			2046	**	5	\$1,400	
Vinyl Tile	30%			2041	**	3	\$4,200	
Interior Walls								
Cast in Place Concrete	10%			LIFE	**			
Ceramic Tile	5%			2046	**	5	\$900	
Concrete Masonry Unit	25%			LIFE	**	5	\$1,800	
Gypsum Board	60%			LIFE	**	5	\$6,600	
Ceilings								
AcousTileSusp.Lay-In	95%			2050	**	5	\$26,700	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Corridor</i>								
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			

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

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

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

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

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

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

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

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

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

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2038

**

1-3

\$11,900

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

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

Heating

Energy Source

Natural Gas

100%

2053

**

1

Conversion Equipment

Hot Water Boiler

100%

0-2

\$39,600

2046

**

1

\$8,400

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

Distribution

Hot Wtr Piping/Pump

100%

2049

**

4

\$900

Terminal Devices

Air Handler

90%

2038

**

1

\$10,500

Convactor/Radiator

10%

2046

**

1

\$600

Air Conditioning

Energy Source

Electricity

100%

2049

**

1

Conversion Equipment

Interior Pkg Unit -
Cooling

100%

2034

\$294,600

2

\$1,200

Heat Rejection

Dry Cooler

100%

2038

**

2

\$13,100

Ventilation

Distribution

Ductwork/Diffusers

100%

LIFE

**

2-5

\$10,500

Exhaust Fans

Interior

70%

2038

**

2

\$400

Roof

30%

2038

**

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2059

**

1

Water Heater With Tanks

Gas Fired

100%

2031

\$16,900

2

Sanitary Piping

Cast Iron

100%

LIFE

**

1

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Plumbing							
Storm Drain Piping Cast Iron	100%			LIFE	**	1	
Sump Pump(s) Non-Submersible	100%			2038	**	4	\$600
Sewage Ejector(s) Electric	100%			2038	**	4	\$1,100
Backflow Preventer Generic	100%			2038	**	1	\$1,200
Fixtures Generic	100%						
Vertical Transport							
Elevators Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>			
				<i>Location : Basement To 1st Floor</i>			
				<i>Explanation : One Unit</i>			
Fire Suppression							
Standpipe Generic	100%			2053	**	1-5	\$9,800
Sprinkler No Component Generic	70%						
	30%	0-2	\$3,900	2053	**	1-2	\$1,400
				<i>Not in Service, Extent : Moderate, Area Affected : 10%</i>			
				<i>Location : Lawn Sprinkler In Front Of The Building Is Not Working</i>			

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 05-Aug-2022 Landmark Status : NONE
 Areas Surveyed : Basement, Roof, Floors 1
 Block : 1775 Lot : 71 BIN : 4044596

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$67,200
Electrical		\$74,400
Mechanical		\$117,900
Total		\$259,500
Importance Code A		\$67,200
Importance Code B		\$192,300
Total		\$259,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$15,800			\$1,900
Interior Architecture		\$3,600	\$100	
Electrical	\$13,900	\$700	\$800	\$7,400
Mechanical	\$7,700	\$700	\$2,100	\$4,200
Total	\$37,300	\$5,000	\$3,000	\$13,500
Importance Code A	\$16,200	\$400	\$400	\$2,300
Importance Code B	\$21,200	\$4,600	\$2,600	\$11,100
Importance Code C				
Total	\$37,300	\$5,000	\$3,000	\$13,500



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
CORONA BRANCH LIBRARY
Asset # : 13284

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$7,500	
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Walls</i>								
Metal Panel	10%			2054	**	5-10	\$6,900	
Window Wall	15%	2-4	\$900	2054	**	5	\$2,800	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Walls</i>								
Windows								
Aluminum	100%			2050	**	5	\$1,600	
Roof								
Metal Panel	45%	0-2	\$1,500	2047	**			
<i>Drains Clogged, Extent : Light, Area Affected : 5%</i>								
<i>Location : Upper Roof</i>								
Modified Bitumen	55%	Now	\$13,400	2034	\$67,200			
<i>Drains Inad/Misposn, Extent : Light, Area Affected : 5%</i>								
<i>Location : Lower Roof</i>								
Interior								
Floors								
Cast in Place Concrete	5%			LIFE	**	5	\$800	
Ceramic Tile	3%			2043	**	5	\$200	
Granite Panels	5%			LIFE	**	5	\$300	
Vinyl Tile	87%			2039	**	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								
AcousTileSusp.Lay-In	80%			2047	**	5	\$5,600	
Exposed Struc: Concrete	5%			LIFE	**	5	\$100	
Gypsum Board	15%			LIFE	**	5	\$1,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			

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%			2034	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
Raceway								
Conduit	40%			2034	\$14,600	1		
Conduit	60%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2033	\$1,000	5		
Molded Case Bkrs	40%			2033	\$7,900	5	\$100	
Molded Case Bkrs	55%			2042	**	5	\$100	
Wiring								
Braided Cloth	40%	2-4	\$13,200	2059	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Thermoplastic	40%			2034	\$13,200	1		
Thermoplastic	20%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2032	\$23,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	55%			2034	\$43,100	10	\$3,600	
		<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Fluorescent	30%			2034	\$23,500	10	\$1,900	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	10%			2034	\$7,800	10	\$600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
HID	5%			2034	\$3,500	10		
Egress Lighting								
Emergency, Battery	50%			2034	\$5,900	10	\$900	
Exit, LED	50%			2049	**	1		
Exterior Lighting								
HID	20%			2029	\$6,500	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2034	\$13,200	1	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>						

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

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

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

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

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

Alarm

Fire/Smoke Detection
Generic, Digital

100%

2034

\$18,100

1-3

\$4,400

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

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

Heating

Energy Source

Natural Gas

100%

2044

* *

1

Conversion Equipment

Furnace

100%

2034

\$21,800

1

\$3,500

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

Air Conditioning

Energy Source

Electricity

100%

2042

* *

1

Conversion Equipment

Ext Pkg Unit -

Heating/Cooling

100%

2034

\$117,900

2

\$400

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

Heat Rejection

Air Cooled Condenser

Unit

100%

2034

\$20,300

2

\$4,900

Ventilation

Distribution

Ductwork/Diffusers

100%

0-2

\$6,200

LIFE

* *

2-5

\$3,900

*Insul. Deteriorating, Extent : Moderate, Area Affected : 30%**Location : Roof. Water Leaking To 1st Floor*

Exhaust Fans

Roof

100%

2034

\$13,600

2

\$200

Plumbing

H/C Water Piping

Brass/Copper

100%

2044

* *

1

Water Heater With Tanks

Gas Fired

100%

2032

\$16,900

2

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

Storm Drain Piping

Cast Iron

100%

LIFE

* *

1

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

Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sump Pump(s)							
	Submersible	100%			2027	\$200	4	\$200
	Sewage Ejector(s)							
	Electric	100%			2029	\$3,700	4	\$300
	Fixtures							
	Generic	100%						
Fire Suppression								
	Sprinkler							
	No Component	85%						
	Generic	15%			2044	**	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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : DOUGLASTON / LITTLE NECK BRANCH LIBRARY
Address : 249-01 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : DL
Program / Asset # : QPL0D16.000 / 13285 **Yr Built/Renovated** : 1962 / 2010
Area Sq Ft : 7,600 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 09-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 8126 **Lot** : 87 **BIN** : 4169275

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$80,400	
Mechanical		\$301,900
Total	\$80,400	\$301,900
Importance Code A	\$80,400	\$80,000
Importance Code B		\$221,900
Total	\$80,400	\$301,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$12,400			\$10,900
Interior Architecture	\$61,400	\$3,100	\$700	\$1,000
Electrical	\$700	\$700	\$1,000	\$30,600
Mechanical	\$18,800	\$800	\$5,000	\$800
Total	\$93,300	\$4,600	\$6,700	\$43,300
Importance Code A	\$12,700	\$400	\$400	\$11,400
Importance Code B	\$68,100	\$4,300	\$5,900	\$31,900
Importance Code C	\$12,400		\$400	
Total	\$93,300	\$4,600	\$6,700	\$43,300



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
DOUGLSTON / LITTLE NECK BRANCH LIBRARY

Asset # : 13285

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	100%	0-2	\$80,400	LIFE	**	5	\$9,800	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : West Facade On 249th Street</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 25%</i>								
<i>Location : West Facade</i>								
<i>Vertical Cracks, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade, Chimney, Basement Foundation Wall</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Foundation Wall In Basement, 1st Floor Custodian Office</i>								
Windows								
Aluminum	98%			2050	**	5	\$400	
Metal Louvers	2%	Now	\$100	2043	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Custodian Office</i>								
Parapets								
Cast Stone/Terra Cotta	5%	Now	\$900	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Coping</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Masonry: Brick	92%	Now	\$11,400	LIFE	**	5	\$900	
<i>Spalling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : East Parapet</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : East Parapet</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
<i>Explanation : Covered With Metal Panels</i>								
Pre-Cast Concrete	3%			LIFE	**	5	\$200	
Roof								
Modified Bitumen	100%			2039	**	10	\$10,900	
Interior								
Floors								
Carpet	55%			2033	\$109,600	3	\$9,400	
Carpet	5%	Now	\$10,000	2036	**	3	\$900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Meeting Room</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$2,500	
Ceramic Tile	5%			2043	**	5	\$600	
Vinyl Tile	25%	Now	\$31,100	2039	**	3	\$1,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Staff Room, Kitchen And Storage Area</i>								

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

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

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

QUEENS PUBLIC LIBRARY - 039
DOUGLSTON / LITTLE NECK BRANCH LIBRARY

Asset # : 13285

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$900	
Concrete Masonry Unit	10%	4+	\$3,300	LIFE	**	5	\$700	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Storage Area</i>								
Gypsum Board	75%	Now	\$9,100	LIFE	**	5	\$7,900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement</i>								
Masonry: Brick	10%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	5%			2039	**	5	\$700	
AcousTileSusp.Lay-In	85%	2-4	\$7,900	2047	**	5	\$4,800	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Lounge Area</i>								
Gypsum Board	10%			LIFE	**	5	\$1,400	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2044	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%			2039	**			
Parking/Driveway								
Asphalt	100%			2037	**			

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%			2034	\$43,000	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
Raceway								
Conduit	100%			2034	\$36,500	1		
Panelboards								
Fused Disc Sw	5%			2033	\$1,000	5		
Molded Case Bkrs	95%			2033	\$18,800	5	\$200	
Wiring								
Thermoplastic	100%			2034	\$33,000	1		
Motor Controllers								
Locally Mounted	100%			2032	\$23,700	5	\$100	

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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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting Fluorescent	20%			2029	\$16,800	10	\$1,400	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	80%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$900	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	30%			2029	\$10,500	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2042	**	1	\$2,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside Perimeter</i>								
<i>Explanation : Intrusion Alarm And CCTV Surveillance Camera</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2034	\$19,400	1-3	\$4,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Fire Alarm Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								
<hr/>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2032	\$80,000	1	\$3,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$600	
Terminal Devices								
Air Handler	70%			2034	\$99,200	1	\$3,300	
Convactor/Radiator	30%			2039	**	1	\$700	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	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
DOUGLSTON / LITTLE NECK BRANCH LIBRARY

Asset # : 13285

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2032	\$122,700	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Ceiling</i>								
<hr/>								
Distribution								
Ductwork/Diffusers	100%	0-2	\$16,500	LIFE	**	2	\$9,900	
<i>Leak Evident, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st Floor Kitchen Area. Condensate Leaking To Ceiling At The Kitchen</i>								
<hr/>								
Heat Rejection								
Air Cooled Condenser Unit	100%			2034	\$21,800	2	\$5,300	
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
<hr/>								
Exhaust Fans								
Interior	100%			2034	\$33,400	2	\$200	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
<hr/>								
Water Heater With Tanks								
Gas Fired	100%			2033	\$16,900	2		
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s)								
Non-Submersible	100%			2034	\$1,500	4	\$200	
<hr/>								

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$11,900		\$19,400	
Interior Architecture	\$11,100	\$3,500	\$100	\$700
Electrical	\$700	\$900	\$800	\$700
Mechanical	\$400	\$3,500	\$1,000	\$500
Site Enclosure	\$800			
Total	\$25,000	\$8,000	\$21,300	\$1,900
Importance Code A	\$12,300	\$500	\$19,800	\$400
Importance Code B	\$8,600	\$7,500	\$1,500	\$800
Importance Code C	\$4,100			\$700
Total	\$25,000	\$8,000	\$21,300	\$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
EAST ELMHURST BRANCH LIBRARY
Asset # : 13286

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

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

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

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

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

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

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

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

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

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

Alarm

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

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

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

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

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

Alarm

Security System

No Component

30%

Generic

70%

2040

* *

1

\$2,100

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

Fire/Smoke Detection

Generic, Analog

100%

2040

* *

1-3

\$4,800

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

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Furnace

100%

2037

* *

1

\$3,900

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

Energy Source

Electricity

100%

2048

* *

1

Conversion Equipment

Ext Pkg Unit - Heating/Cooling

100%

2037

* *

2

\$500

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

Distribution

Ductwork/Diffusers

100%

LIFE

* *

2-5

\$4,400

Exhaust Fans

Roof

80%

2037

* *

2

\$200

Roof

20%

2027

\$3,000

2

\$100

Plumbing

H/C Water Piping

Brass/Copper

100%

2052

* *

1

Water Heater With Tanks

Electric

100%

2030

\$23,400

4

Sanitary Piping

Cast Iron

100%

LIFE

* *

1

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

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

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

**QUEENS PUBLIC LIBRARY - 039
EAST ELMHURST BRANCH LIBRARY**

Asset # : 13286

Mechanical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : EAST FLUSHING BRANCH LIBRARY
Address : 196-36 NORTHERN BLVD.
Borough : QUEENS **Agency's Number** : EF
Program / Asset # : QPL0E18.000 / 13287 **Yr Built/Renovated** : 1977 / 2007
Area Sq Ft : 6,250 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 19-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 5520 **Lot** : 18 **BIN** : 4124564

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$197,100	
Interior Architecture	\$179,300	
Mechanical	\$118,700	\$79,500
Total	\$495,100	\$79,500
Importance Code A	\$197,100	
Importance Code B	\$298,000	\$79,500
Total	\$495,100	\$79,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$49,300	\$500		\$100
Interior Architecture	\$800	\$700	\$200	\$4,800
Electrical	\$7,200	\$700	\$700	\$8,700
Mechanical	\$1,100	\$35,700	\$900	\$49,100
Site Enclosure	\$2,400			
Site Pavements	\$3,700			
Total	\$64,400	\$37,700	\$1,800	\$62,700
Importance Code A	\$49,600	\$900	\$300	\$400
Importance Code B	\$11,900	\$36,900	\$1,500	\$62,200
Importance Code C	\$2,900			
Total	\$64,400	\$37,700	\$1,800	\$62,700



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
EAST FLUSHING BRANCH LIBRARY
Asset # : 13287

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$76,900	LIFE	**	5	\$9,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Above Side Entry And Front Facade</i>								
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Base Of Building At Front Facade And Side Yard</i>								
Window Wall	10%	Now	\$31,500	2064	**	5	\$2,000	
<i>Glazing Clouded, Extent : Severe, Area Affected : 75%</i>								
<i>Location : All Facades</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Side Yard Window Wall</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Side Yard And Front Facade</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Side Yard Wall</i>								
Windows								
Aluminum	100%	Now	\$120,200	2059	**	5	\$1,300	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Operable Windows At Side Yard</i>								
<i>Glazing Clouded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Operable Windows At Side Yard</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Operable Windows At Side Yard</i>								
Parapets								
Masonry: Brick	95%	Now	\$8,300	LIFE	**	5	\$1,300	
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Exterior Face Of Parapet Walls</i>								
Masonry: Limestone	5%			LIFE	**	5	\$100	
Roof								
Modified Bitumen	100%	Now	\$9,500	2039	**			
<i>Ponding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Office</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Clogged Drain</i>								
Soffits								
Aluminum Sunshades	75%			2037	**	10	\$500	
Metal Panel	25%			2044	**	5-10	\$200	

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
EAST FLUSHING BRANCH LIBRARY
Asset # : 13287

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%			2030	\$24,600	3	\$2,100	
Cast in Place Concrete	10%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2043	**	5	\$500	
Vinyl Tile	70%			2029	\$179,300	3	\$3,300	
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	85%			2039	**	5	\$8,000	
Exposed Struc: Steel	10%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$600	
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$2,400	2054		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Left Side And Rear Of Building</i>								
Free Standing Walls								
Cast in Place Concrete	100%			2069		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$3,100	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northern Boulevard</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$600	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Side Yard</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Nameplate Rating Available.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
Raceway								
Conduit	100%			2034	\$36,500	1		
Panelboards								
Molded Case Bkrs	90%			2033	\$17,800	5	\$100	
Molded Case Bkrs	10%			2050	**	5		

*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
EAST FLUSHING BRANCH LIBRARY
Asset # : 13287

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Braided Cloth	20%	2-4	\$6,600	2059	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical, Mechanical Rooms</i>								
Thermoplastic	80%			2034	\$26,400	1		
Motor Controllers								
Locally Mounted	100%			2032	\$23,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	1%			2029	\$700	10	\$100	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Fluorescent	1%			2029	\$700	10	\$100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Desk</i>								
LED	98%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2034	\$5,200	10	\$800	
Exit, Battery	50%			2034	\$3,600	10	\$200	
Exterior Lighting								
Fluorescent	20%			2029	\$4,900	10	\$100	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front And Side Of The Building</i>								
HID	5%			2029	\$1,400	10		
No Component	75%							
Alarm								
Security System								
Generic	100%			2042	**	1	\$2,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Front And Side Of The Building</i>								
<i>Explanation : Surveillance Cameras And Intrusion Alarm</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$3,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Light And Horns</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Conversion Equipment Hot Water Boiler	100%			2054	**	1	\$3,100	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room - 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2033	\$13,500	4	\$300	
<i>On Extended Life, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Terminal Devices Convactor/Radiator	48%			2032	\$24,300	1	\$1,000	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Building Perimeter</i>								
Unit Heater - Hot Water	2%			2029	\$700			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Entrance Vestibule</i>								
<i>Explanation : Cabinet Heater</i>								
No Component	50%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Air Handling Unit With Direct Expansion Cooling And Hot Water Coils, Reported Under Air Conditioning</i>								
Controls								
Electrical	100%	Now	\$700	2027	\$34,400			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Room At Air Handler - Work Room No.1 Zone Damper Actuator</i>								
Air Conditioning								
Energy Source Electricity	100%			2042	**	1		
Terminal Devices Air Handler/Dir Expansion	100%			2029	\$118,700	1		
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room - Air Handling Unit With Direct Expansion Cooling And Hot Water Coils</i>								
Heat Rejection Air Cooled Condenser Unit	100%			2029	\$17,900	2	\$4,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit, R22 Refrigerant</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,500	
Exhaust Fans Roof	100%			2029	\$12,000	2	\$200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	100%			2034	\$79,500	1	
<i>On Extended Life, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								
	Water Heater With Tanks Gas Fired	100%			2029	\$16,900	2	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit, 40 Gallons</i>								
	Sanitary Piping Cast Iron	100%			LIFE	**	1	
	Storm Drain Piping Cast Iron	100%			LIFE	**	1	
	Fixtures Generic	100%						

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$70,600	\$254,600
Mechanical	\$894,700	\$735,300
Total	\$965,200	\$989,900
Importance Code A	\$70,600	\$312,800
Importance Code B	\$894,700	\$677,200
Total	\$965,200	\$989,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$4,300		\$48,900	\$4,100
Interior Architecture	\$68,400			
Electrical	\$3,600	\$2,900	\$33,200	\$3,900
Mechanical	\$2,300	\$3,000	\$31,800	\$4,500
Site Enclosure	\$300			
Site Pavements	\$5,200			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$98,500	\$20,400	\$128,400	\$26,900
Importance Code A	\$5,800	\$1,600	\$50,500	\$5,700
Importance Code B	\$82,000	\$18,800	\$77,900	\$21,200
Importance Code C	\$10,600			
Total	\$98,500	\$20,400	\$128,400	\$26,900



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	50%			LIFE	**	5	\$254,600	
Masonry: Brick	5%			LIFE	**	5	\$3,300	
Metal, Corrugated	5%			2053	**	1		
Metal Panel	10%			2053	**	5-10	\$44,800	
Window Wall	30%			2053	**	5	\$73,300	
Windows								
Aluminum	100%			2049	**	5	\$8,200	
Parapets								
Cast Stone/Terra Cotta	20%			LIFE	**	5	\$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%			2038	**	10	\$70,600	
Soffits								
Metal Panel	100%			2053	**	5-10		
Interior								
Floors								
Cast in Place Concrete	30%			LIFE	**	5	\$30,900	
			<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>					
			<i>Location : First Floor</i>					
Sheet Vinyl/Rubber	55%	2-4	\$33,600	2038	**	5	\$19,400	
			<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 1%</i>					
			<i>Location : Basement Corridor</i>					
Wood	15%	0-2	\$8,300	2061	**	5	\$6,600	
			<i>Loose Units, Extent : Light, Area Affected : 1%</i>					
			<i>Location : 2nd Floor Front Reading Room</i>					
Interior Walls								
Cast Stone/Terra Cotta	2%			LIFE	**			
Folding Partition	1%			2041	**	5	\$1,200	
Gypsum Board	75%	2-4	\$9,800	LIFE	**	5	\$21,100	
			<i>Vertical Cracks, Extent : Light, Area Affected : 1%</i>					
			<i>Location : 2nd Floor Across From Elevators</i>					
Masonry: Brick	2%			LIFE	**			
Metal Panel	10%			LIFE	**			
Plywood/Hardboard	5%			LIFE	**			
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Composite Plastic Product At Entrances To Library Spaces</i>					
Wood	5%			LIFE	**	5	\$9,400	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileSusp.Lay-In	55%			2046	**	5	\$25,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	20%	2-4	\$3,300	LIFE	**	5	\$11,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 1%</i>								
<i>Location : 1st Floor</i>								
Metal Panel	10%			LIFE	**	5	\$5,900	
Plywood/Hardboard	5%			2053	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Interior Entrances To Library Rooms</i>								
<i>Explanation : Composite Plastic Material Used As Soffits</i>								
Wood	5%			LIFE	**	5	\$20,600	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2068	**			
Free Standing Walls								
Cast in Place Concrete	100%	2-4	\$300	2068	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Wall At Property Line</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	**			
On-Site Walkways								
Cast in Place Concrete	90%			2046	**			
Pavers/Stone	10%			2042	**			
Activity Yard								
Pavers/Stone	100%	2-4	\$5,200	2036	**			
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Outdoor Area Between Pavers</i>								
<i>Explanation : Vegetation Growth</i>								

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

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Panelboards								
Molded Case Bkrs	100%			2049	**	5	\$800	
Wiring								
Thermoplastic	100%			2053	**	1		
Motor Controllers								
Locally Mounted	80%			2046	**	5	\$200	
Variable Frequency Drive	20%			2046	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$500	
Lighting								
Interior Lighting								
Fluorescent	1%			2038	**	10	\$300	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	50%			2038	**	10	\$14,400	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	38%			2038	**	10	\$11,000	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Incandescent	1%			2038	**	2		
LED	10%			2038	**			
Egress Lighting								
Emergency, Battery	50%			2038	**	10	\$3,800	
Exit, LED	50%			2061	**	1		
Exterior Lighting								
Fluorescent	25%			2038	**	10	\$700	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Side Exit Only</i>					
No Component	75%							
Alarm								
Security System								
Generic	50%			2038	**	1	\$5,900	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : CCTV Surveillance System</i>					
Generic	50%			2038	**	1	\$5,900	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Intrusion Alarm System</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$20,000	

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Furnace	60%			2033	\$58,100	1	\$9,300	
Hot Water Boiler	40%			2038	**	1	\$6,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2041	**	4	\$1,600	
Terminal Devices								
Convactor/Radiator	40%			2038	**	1	\$4,100	
No Component	60%							
Controls								
Digital	100%			2028	\$894,700			
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	80%			2033	\$418,700	2	\$1,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
Split Unit	20%			2033	\$147,900			
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$40,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$17,500	
Exhaust Fans								
Interior	80%			2033	\$110,500	2	\$800	
Roof	20%			2033	\$12,100	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		
Water Heater With Tanks								
Gas Fired	100%			2028	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 75 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s)								
Electric	100%			2033	\$16,300	4	\$1,300	

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

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

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

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Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : FLUSHING BRANCH LIBRARY
Address : 41-17 MAIN STREET @ KISSENA BLVD.
Borough : QUEENS **Agency's Number** : F
Program / Asset # : QPL0002.000 / 4200 **Yr Built/Renovated** : 1998 /
Area Sq Ft : 58,353 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 08-Oct-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2,3
Block : 5043 **Lot** : 11 **BIN** : 4114282

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$155,600	\$468,400
Interior Architecture		\$152,800
Electrical		\$942,800
Mechanical		\$4,063,300
Site Pavements	\$136,700	
Total	\$292,200	\$5,627,300
Importance Code A	\$155,600	\$468,400
Importance Code B		\$5,158,900
Importance Code C	\$136,700	
Total	\$292,200	\$5,627,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$58,400		\$9,700	
Interior Architecture	\$44,300	\$4,600		\$15,300
Electrical	\$22,800	\$10,600	\$9,900	\$9,500
Mechanical	\$61,600	\$31,900	\$39,000	\$30,500
Site Pavements	\$11,200			
Elevators/Escalators	\$14,400	\$14,400	\$14,400	\$14,400
Total	\$212,700	\$61,600	\$73,000	\$69,700
Importance Code A	\$89,100	\$2,900	\$12,800	\$2,900
Importance Code B	\$123,500	\$56,200	\$60,300	\$66,800
Importance Code C		\$2,500		
Total	\$212,700	\$61,600	\$73,000	\$69,700



*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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	20%			LIFE	**	5	\$9,300	
Metal/Glass Curt Wall	40%	Now	\$155,600	LIFE	**	5	\$34,900	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : 3rd Floor</i>								
<i>Water Penetration, Extent : Light, Area Affected : 2%</i>								
<i>Location : 2nd And 3rd Floor At Corner Of Main Street And Kissena Boulevard</i>								
Metal/Glass Curt Wall	5%			LIFE	**	5	\$4,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Along Main Street</i>								
<i>Explanation : Etched Glass Artwork</i>								
Metal Panel	3%			2053	**	5-10	\$9,600	
Metal Coiling Doors	3%			2046	**	5	\$4,400	
Granite Panels	27%			LIFE	**	5	\$9,400	
Window Wall	2%			2053	**	5	\$3,500	
Windows								
Aluminum	98%	Now	\$20,900	2049	**	5	\$11,100	
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Staff And Media Room</i>								
Metal Louvers	2%			2042	**	10	\$2,800	
Parapets								
Masonry: Brick	5%			LIFE	**	5	\$300	
Metal/Glass Curt Wall	50%			2053	**	5	\$10,800	
Metal Rail	35%			2046	**	5-10	\$35,100	
Granite Panels	10%			LIFE	**	5	\$600	
Roof								
Built-Up (BUR)	90%	Now	\$9,400	2033	\$468,400			
<i>Gut/DS Non Func/Miss, Extent : Light, Area Affected : 5%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Passenger Elevator Shaft</i>								
Plaza Roof: Stone Panels	8%	Now	\$4,600	2053	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 3rd Floor Balcony And Front Entry Plaza</i>								
Skylight, Plastic	2%			2046	**	1		
Soffits								
Metal Panel	40%			2053	**	5-10		
Stucco Cement	60%			2046	**	5		
Interior								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	30%	Now	\$9,200	2032	\$459,200	3	\$39,300	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : 2nd Floor Media Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Covid Vaccine Site, Temporary Vinyl Floor Installed Over Carpet</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$19,100	
Ceramic Tile	5%			2042	**	5	\$4,400	
Granite Panels	30%			LIFE	**	5	\$19,700	
Vinyl Tile	20%			2038	**	3	\$8,700	
Wood	5%			2061	**	5	\$8,200	
Interior Walls								
Ceramic Tile	5%			2042	**	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	
Ceilings								
AcousTileSusp.Lay-In	10%	4+	\$2,900	2046	**	5	\$4,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Various Locations</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Conference Room</i>								
Exposed Struc: Concrete	10%	Now	\$25,900	LIFE	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Electrical And Tele Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Basement Electrical And Tele Room</i>								
Gypsum Board	20%			LIFE	**	5	\$21,800	
Metal Panel	15%			LIFE	**	5	\$16,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Corridors</i>								
<i>Explanation : Suspension Panels</i>								
Metal Panel	25%			LIFE	**	5	\$27,300	
Wood	20%			LIFE	**	5	\$152,800	
Site Enclosure								
Retaining Walls								
Masonry: Granite	100%			LIFE	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Planter</i>								
<i>Explanation : Polished Granite</i>								
Site Pavements								

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$11,200	2038		**	
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*Cracking/Crumbling, Extent : Light, Area Affected : 5%**Location : Garage Entry*

On-Site Walkways

Masonry: Granite	100%	Now	\$136,700	LIFE		**	
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*Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%**Location : Entry Plaza And Steps**Sinking/Subsiding, Extent : Moderate, Area Affected : 20%**Location : Front Entry Plaza*

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

Under 600 Volts

Service Equipment

Fused Disc Sw	90%			2043		**	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 4,000 Ampere Main Disconnect Switch*

Fused Disc Sw	10%			2043		**	5	
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*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room Basement**Explanation : One 400 Ampere Main Disconnect Switch For Emergency*

Transformers

Dry Type	100%			2038		**	5	\$200
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*Other Observation, Extent : Light, Area Affected : 100%**Location : 3rd Floor Mechanical Room**Explanation : Two 75 Kilovolt Ampere, 208v Pri - 480/266v Sec*

Switchgear / Switchboard

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

Conduit	100%			2043		**	1	
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Panelboards

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

Thermoplastic	100%			2043		**	1	
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Motor Controllers

Locally Mounted	10%			2046		**	5	
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Motor Control Center	84%			2031	\$45,400		5	\$1,300
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Motor Control Center	6%	Now	\$3,200	2053		**	5	
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*Indicators Inoperable, Extent : Severe, Area Affected : 100%**Location : Air Supply Unit 3rd Floor Mechanical And Boiler Room*

Ground

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$900	
Stand-by Power								
Transfer Switches								
Automatic	100%			2038	**	1	\$18,000	
Generators								
Diesel	100%			2036	**	1	\$22,600	
			<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>					
			<i>Location : Roof</i>					
			<i>Explanation : One 230 Kilowatt Does Not Operate Due To Fuel Leak</i>					
Batteries								
Lead/Acid	100%			2026	\$2,400	5	\$2,200	
Fuel Storage								
Day Tank	10%	Now	\$5,100	2058	**	5		
			<i>Other Observation, Extent : Severe, Area Affected : 100%</i>					
			<i>Location : Generator Room Rooftop</i>					
			<i>Explanation : Day Tank The Fuel Line Is Leaking</i>					
Day Tank	40%			2041	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Generator Room Rooftop</i>					
			<i>Explanation : One 75 Gallon Tank</i>					
Main Tank	50%			2048	**	5		
			<i>Other Observation, Extent : Light, Area Affected : 95%</i>					
			<i>Location : Basement</i>					
			<i>Explanation : 3,000 Gallon Tank</i>					
Lighting								
Interior Lighting								
Fluorescent	68%			2033	\$439,000	10	\$36,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	10%			2033	\$64,600	10	\$5,400	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	20%			2033	\$129,100	10	\$10,700	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : All Offices Throughout The Building</i>					
Incandescent	2%			2033	\$15,000	2		
Egress Lighting								
Emergency, Service	60%			2033	\$21,400	1		
Exit, LED	40%			2048	**	1		

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	5%			2033	\$11,500	10	\$300	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Of The Building</i>								
HID	15%			2033	\$40,500	10		
No Component	80%							
Alarm								
Security System Generic	100%			2033	\$108,500	1	\$21,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside The Building</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Fire/Smoke Detection Generic, Digital	100%			2033	\$149,200	1-3	\$36,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Smoke Detectors, Horns, Alarm Bells, Pull Boxes And Fire Alarm Panel</i>								

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

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

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

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

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

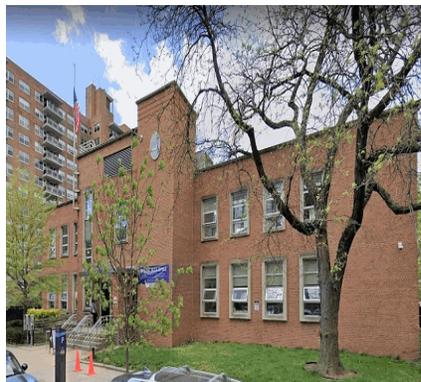
Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$561,400	
Mechanical	\$566,500	\$408,800
Total	\$1,127,900	\$408,800
Importance Code A	\$561,400	\$231,000
Importance Code B	\$566,500	\$177,800
Total	\$1,127,900	\$408,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$18,700		\$23,800	\$1,000
Interior Architecture	\$67,900	\$1,900		\$9,000
Electrical	\$2,800	\$2,300	\$6,800	\$2,500
Mechanical	\$8,600	\$2,100	\$91,800	\$2,100
Site Pavements	\$13,400			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$118,500	\$13,500	\$129,600	\$21,800
Importance Code A	\$19,800	\$1,100	\$24,900	\$2,100
Importance Code B	\$58,800	\$11,000	\$104,700	\$19,700
Importance Code C	\$39,900	\$1,500		
Total	\$118,500	\$13,500	\$129,600	\$21,800



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
FOREST HILLS BRANCH LIBRARY
Asset # : 13290

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	82%	Now	\$463,100	LIFE	**	5	\$28,400	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>							
	<i>Location : Main Entrance And Chimney</i>							
	<i>Horizontal Cracks, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Main Entrance And Chimney</i>							
	<i>Vertical Cracks, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : East Facade</i>							
Masonry: Limestone	5%	Now	\$13,500	LIFE	**	5	\$1,300	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>							
	<i>Location : Window Sills</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Window Sills And Main Entrance</i>							
Granite Panels	3%			LIFE	**	5	\$800	
Window Wall	10%	0-2	\$5,200	2043	**	5	\$6,500	
	<i>Caulking Deteriorated, Extent : Light, Area Affected : 5%</i>							
	<i>Location : East Side On North And South Ends.</i>							
Windows								
Aluminum	97%			2049	**	5	\$2,100	
Metal Louvers	3%			2042	**	10	\$400	
Parapets								
Masonry: Brick	95%	2-4	\$98,300	LIFE	**	5	\$3,900	
	<i>Spalling, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Throughout</i>							
	<i>Worn/Eroded, Extent : Moderate, Area Affected : 20%</i>							
	<i>Location : Interior Face</i>							
Pre-Cast Concrete	5%			LIFE	**	5	\$1,300	
Roof								
Modified Bitumen	100%			2038	**	10	\$23,800	
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	50%			2032	\$269,500	3	\$30,800	
Cast in Place Concrete	7%			LIFE	**	5	\$4,700	
Ceramic Tile	3%			2042	**	5	\$900	
Terrazzo	5%	4+	\$7,100	LIFE	**	5	\$1,200	
	<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>							
	<i>Location : Stairs And Landings</i>							
Vinyl Tile	35%	Now	\$14,700	2038	**	3	\$4,000	
	<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>							
	<i>Location : Basement Corridor</i>							

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

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

Note : 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
FOREST HILLS BRANCH LIBRARY
Asset # : 13290

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2033	\$7,500	5	\$100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Disconnect Switch Rated At 200 Amperes</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2033	\$43,000	5	\$600	
Raceway								
Conduit	100%			2043	**	1		
Panelboards								
Molded Case Bkrs	20%			2041	**	5	\$100	
Molded Case Bkrs	80%			2032	\$23,700	5	\$500	
Wiring								
Thermoplastic	100%			2043	**	1		
Motor Controllers								
Locally Mounted	10%			2031	\$7,100	5		
Motor Control Center	90%			2031	\$48,700	5	\$500	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	1%			2028	\$2,400	10	\$200	
	<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Main Entrance</i>							
Fluorescent	9%			2038	**	10	\$1,800	
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
LED	90%			2038	**			
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Retrofitted Fixtures</i>							
Egress Lighting								
Emergency, Battery	50%			2033	\$18,200	10	\$2,600	
Exit, Battery	50%			2033	\$12,600	10	\$700	
Exterior Lighting								
Fluorescent	2%			2033	\$1,700	10		
	<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Side Courtyard</i>							
HID	8%			2033	\$8,100	10		
No Component	90%							
Alarm								

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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
Generic	50%			2033	\$20,400	1	\$4,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Generic	50%			2038	**	1	\$4,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : CCTV Surveillance System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$13,900	

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

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

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	30%			2027	\$106,300	2	\$400	
	<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i> <i>Location : Roof / Basement A/c Rooms</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement A/C Rooms</i> <i>Explanation : Two Units, 5 Tons Each With Hydronic Hot Water Coils</i>							
No Component	70%							
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$28,500	
Terminal Devices								
Air Handler/Dir Expansion	70%			2028	\$87,500	1		
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Roof - Mechanical Room</i> <i>Explanation : 1 Units, 40 Tons With Hydronic Coil</i>							
No Component	30%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2028	\$18,900	2	\$15,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : 1 Condensing Unit: 40 Ton, 2 Air Cooled Condensers 5 Ton Each, R-22 Refrigerant</i>							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$12,200	
Exhaust Fans								
Interior	30%	Now	\$1,400	2028	\$28,900	2	\$200	
	<i>Unit Inoperable, Extent : Moderate, Area Affected : 30%</i> <i>Location : Basement Staff Toilet Next To Boiler Room</i> <i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Basement Toilets</i> <i>Explanation : Ceiling Toilet Exhaust Fans</i>							
Roof	70%			2028	\$29,500	2	\$500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i> <i>Location : Roof</i> <i>Explanation : A/C Return / Exhaust Fan</i>							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Gas Fired	100%			2032	\$16,900	2		
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : 1 Unit, 50 Gallons, 40 Mbh Input. Quantity 1.</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Submersible	100%			2026	\$700	4	\$700	
Sewage Ejector(s) Electric	100%	Now	\$1,100	2033	\$11,400	4	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : Defective Controls</i>								
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler No Component	70%							
Generic	30%			2043	**	1-2	\$1,800	

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Maintenance \$ are aggregated over a 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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 2026 - 2029	FY 2030 - 2035
Site Pavements	\$52,700	
Total	\$52,700	
Importance Code C	\$52,700	
Total	\$52,700	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$43,000	\$900		
Interior Architecture	\$21,800	\$4,300		\$400
Electrical	\$1,500	\$2,000	\$1,800	\$20,200
Mechanical	\$18,400	\$1,600	\$4,400	\$25,200
Site Pavements				
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$91,900	\$16,000	\$13,500	\$53,000
Importance Code A	\$43,900	\$1,800	\$900	\$900
Importance Code B	\$43,900	\$14,100	\$12,600	\$52,100
Importance Code C	\$4,100			
Total	\$91,900	\$16,000	\$13,500	\$53,000



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
GLEEN OAKS BRANCH LIBRARY
Asset # : 13291

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement - Fiber Panel	75%			2036	**	10	\$39,800	
Metal/Glass Curt Wall	25%			LIFE	**	5	\$8,000	
Windows								
Aluminum	100%			2047	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Community Room</i>								
<i>Explanation : Plywood Panel For Ventilation And Fall Protection</i>								
Parapets								
Metal Panel	20%			2051	**	5	\$1,000	
No Component	80%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Parapet</i>								
<i>Explanation : Roof Memberane Turned Up 42 Inches Tall Fiber Board Parapet Wall</i>								
Roof								
Modified Bitumen	98%	2-4	\$2,700	2036	**			
<i>Seams Open/Split, Extent : Light, Area Affected : 1%</i>								
<i>Location : Roof, Near Drain</i>								
Skylight, Metal/Glass	2%			2051	**	10	\$900	
Soffits								
Embossed Metal	100%			LIFE	**	5		
Interior								
Floors								
Carpet	60%			2030		3	\$12,800	
Cast in Place Concrete	2%			LIFE	**	5	\$600	
Ceramic Tile	5%			2040	**	5	\$700	
Sheet Vinyl/Rubber	30%			2036	**	5	\$6,400	
Vinyl Tile	3%	2-4	\$200	2031		3	\$200	
<i>Loose/Delam Surface, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Bsmnt Mechanical Corridor</i>								
Interior Walls								
Cast in Place Concrete	2%			LIFE	**			
Ceramic Tile	5%			2040	**	5	\$800	
Glass: Single Pane	3%			LIFE	**	5	\$400	
Gypsum Board	90%	2-4	\$4,100	LIFE	**	5	\$8,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Bsmnt Office Hall</i>								
<i>Vinyl Covering, Extent : Light, Area Affected : 1%</i>								
<i>Location : Bsmnt Office Entry Base Molding Delaminating</i>								

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 11-May-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,Mez
Block : 3696 **Lot** : 47 **BIN** : 4090100

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$370,700	
Interior Architecture		\$124,600
Mechanical	\$61,300	\$88,100
Total	\$432,000	\$212,700
Importance Code A	\$370,700	
Importance Code B	\$61,300	\$212,700
Total	\$432,000	\$212,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$36,700	\$1,000		
Interior Architecture	\$5,200	\$5,300	\$600	
Electrical	\$900	\$1,200	\$1,100	\$1,100
Mechanical	\$1,600	\$1,700	\$2,500	\$75,500
Site Enclosure	\$42,700			
Site Pavements	\$200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$94,500	\$16,400	\$11,400	\$83,900
Importance Code A	\$37,700	\$2,000	\$1,000	\$1,100
Importance Code B	\$8,800	\$14,400	\$10,400	\$82,800
Importance Code C	\$48,100			
Total	\$94,500	\$16,400	\$11,400	\$83,900



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
GLENDALE BRANCH LIBRARY
Asset # : 13292

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	90%	Now	\$311,900	LIFE	**	5	\$19,100	1
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Northwest Corner, Chimney</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 25%</i>								
<i>Location : At Window Openings Throughout</i>								
Masonry: Limestone	5%			LIFE	**	5	\$800	
Stucco Cement	5%	Now	\$6,000	2039	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : South Wall Above Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Wall Above Roof</i>								
Windows								
Aluminum	90%			2042	**	5	\$2,100	
Aluminum	10%	0-2	\$500	2056	**	5	\$100	
<i>Unit Inoperable, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$4,500	
Metal Panel	5%			2060	**	5	\$900	
Roof								
Asphalt Shingle	5%			2043	**	10	\$100	
Clay Tile	25%	Now	\$30,200	2054	**			1
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Back Corner</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various Locations Throughout</i>								
Modified Bitumen	70%	0-2	\$58,800	2039	**			1
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
Interior								
Floors								
Carpet	55%			2030	\$146,200	3	\$12,500	
Cast in Place Concrete	10%			LIFE	**	5	\$3,300	
Ceramic Tile	5%			2037	**	5	\$800	
Vinyl Tile	30%			2034	\$124,600	3	\$1,700	

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Gypsum Board	10%			LIFE	**	5	\$600	
Plaster	5%	Now	\$5,200	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Roof Stair, Main Library At Windows, Fireplace</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Roof Stair, Main Library At Windows, Elevator Pit</i>								
Plaster	70%			LIFE	**	5	\$2,300	
Wood	15%			LIFE	**	5	\$6,500	
Ceilings								
AcousTileSusp.Lay-In	10%			2047	**	5	\$1,500	
Exposed Struc: Wood	15%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Main Library Area</i>								
<i>Explanation : Wooden Beams And Mouldings</i>								
Plaster	75%			LIFE	**	5	\$7,100	
Site Enclosure								
Free Standing Walls								
Masonry: Brick	100%	2-4	\$42,700	2060	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various Locations</i>								
Retaining Walls								
Cast in Place Concrete	100%			2054	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	90%	2-4	\$200	2047	**			
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Left Side Of Property</i>								
Masonry: Granite	10%			LIFE	**			

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

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
GLENDALE BRANCH LIBRARY
Asset # : 13292

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Air Circuit Breaker	50%			2060	**	5		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2034	\$21,500	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2054	**	5	\$300	
Raceway								
Conduit	80%			2034	\$29,200	1		
Conduit	20%			2054	**	1		
Panelboards								
Fused Disc Sw	5%			2050	**	5		
Molded Case Bkrs	80%			2033	\$15,800	5	\$200	
Molded Case Bkrs	15%			2050	**	5		
Wiring								
Thermoplastic	80%			2034	\$26,400	1		
Thermoplastic	20%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Ground Bar</i>								
Lighting								
Interior Lighting								
LED	100%			2042	**			
Egress Lighting								
Emergency, Battery	50%			2042	**	10	\$1,200	
Exit, LED	50%			2069	**	1		
Exterior Lighting								
LED	20%			2042	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2042	**	1	\$3,800	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Cameras Security System And Intrusion Alarm</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2042	**	1-3	\$6,200	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Steam Boiler	100%			2039	**	1	\$10,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Central Plant Steam Piping/Pmp	100%			2044	**	4	\$500	
Terminal Devices								
Convactor/Radiator	100%			2039	**	1	\$3,300	
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	80%			2034	\$88,100	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Split Unit	20%			2029	\$47,700			
<i>R-22 Refrigerant, Extent : Light, Area Affected : 20%</i>								
<i>Location : Basement</i>								
Terminal Devices								
Fan Coil - 2 Pipe	20%			2029	\$61,300	1	\$700	
No Component	80%							
Heat Rejection								
Dry Cooler	20%			2029	\$9,200	2	\$1,400	
No Component	80%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,700	
Exhaust Fans								
Roof	30%			2039	**	2	\$100	
No Component	70%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2034	\$2,000	4	\$300	

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

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

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

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

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%			2034	\$400	1	\$100	
			<i>Other Observation, Extent : Light, Area Affected : 10%</i>						
			<i>Location : Boiler Room</i>						
			<i>Explanation : Boiler Only</i>						
Fixtures									
	Generic	100%							

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : HILLCREST BRANCH LIBRARY
Address : 187-05 UNION TURNPIKE
Borough : QUEENS **Agency's Number** : H
Program / Asset # : QPLOH26.000 / 13293 **Yr Built/Renovated** : 1980 / 2006
Area Sq Ft : 7,598 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 21-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 7204 **Lot** : 40 **BIN** : 4155032

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical	\$58,800	
Mechanical		\$56,000
Total	\$58,800	\$56,000
Importance Code A		\$56,000
Importance Code B	\$58,800	
Total	\$58,800	\$56,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$400	\$700		
Interior Architecture		\$3,900	\$400	\$5,300
Electrical	\$700	\$900	\$800	\$16,100
Mechanical	\$500	\$400	\$900	\$28,100
Site Pavements	\$12,000			
Total	\$13,600	\$5,700	\$2,100	\$49,500
Importance Code A	\$700	\$900	\$300	\$400
Importance Code B	\$9,500	\$4,800	\$1,700	\$49,100
Importance Code C	\$3,400		\$200	
Total	\$13,600	\$5,700	\$2,100	\$49,500



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
HILLCREST BRANCH LIBRARY
Asset # : 13293

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	75%			LIFE	**	5	\$9,100	
Masonry: Limestone	25%			LIFE	**	5	\$2,300	
<i>Repairs in Progress, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Upper Exterior Walls</i>								
Windows								
Aluminum	100%			2042	**	5	\$1,300	
Parapets								
Under Construction	100%							
Roof								
Under Construction	100%							
Soffits								
Stucco Cement	100%	4+	\$400	2047	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Front Entry</i>								
Interior								
Floors								
Carpet	85%			2030	\$133,100	3	\$11,400	
<i>Staining/Discoloring, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : N</i>								
<i>Other Observation, Extent : N/A, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Construction Floor Protection Installed</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
Ceramic Tile	5%			2043	**	5	\$400	
Vinyl Tile	5%			2039	**	3	\$200	
Interior Walls								
Ceramic Tile	3%			2043	**	5	\$400	
Concrete Masonry Unit	82%			LIFE	**	5	\$3,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Interior Walls</i>								
<i>Explanation : Construction Protection And Plastic Sheets Installed</i>								
Gypsum Board	10%			LIFE	**	5	\$700	
Masonry: Brick	5%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	90%			2039	**	5	\$10,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Ceiling</i>								
<i>Explanation : Ceiling Under Construction</i>								
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$600	
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Free Standing Walls								
Masonry: Brick	100%			2054	**			

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

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

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

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

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$8,600	2047		**	
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Misaligned/Bulging, Extent : Severe, Area Affected : 5%

Location : Union Turnpike At Tree

Tripping Hazard, Extent : Moderate, Area Affected : 5%

Location : 187th Street And Union Turnpike

On-Site Walkways

Cast in Place Concrete	20%			2047		**	
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Pavers/Stone	80%	Now	\$3,400	2043		**	
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Misaligned/Bulging, Extent : Light, Area Affected : 5%

Location : Front Entry

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%			2034	\$43,000	5	\$200
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	\$43,000	5	\$200
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Raceway

Conduit	10%			2044		**	1
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Conduit	90%			2034	\$32,800		1
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Panelboards

Molded Case Bkrs	100%			2033	\$19,800	5	\$200
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Wiring

Thermoplastic	10%			2044		**	1
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Thermoplastic	90%			2034	\$29,700		1
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Ground

Grounding Devices

Not Accessible	100%						
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Lighting

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	60%			2029	\$50,400	10	\$4,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	10%			2029	\$8,400	10	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Bookcase Area</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Fluorescent	10%			2039	* *	10	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Lounge Area</i>								
<i>Explanation : T-8 Lamps</i>								
LED	20%			2039	* *			
Egress Lighting								
Exit, Service	100%			2029	\$2,600	1		
Exterior Lighting								
HID	20%			2029	\$7,000	10		
LED	10%			2042	* *			
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	* *	1	\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2039	* *	1-3	\$4,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Under Construction	100%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Throughout</i>								
<i>Explanation : This Facility Is Under Construction, It Is Not Open To Public.</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment								
Hot Water Boiler	70%			2032	\$56,000	1	\$2,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Under Construction	30%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Rooftop Unit Has Been Removed From Roof</i>						
Distribution								
Hot Wtr Piping/Pump	70%			2042	**	4	\$400	
No Component	30%							
Terminal Devices								
Convactor/Radiator	20%			2032	\$12,300	1	\$500	
No Component	30%							
Under Construction	50%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Air Handler Unit Has Been Removed From Equipment Room</i>						
Controls								
Under Construction	100%							
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	30%			2034	\$37,900	2	\$100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit. Roof</i>						
Under Construction	70%							
		<i>Other Observation, Extent : N/A, Area Affected : 0%</i>						
		<i>Location :</i>						
		<i>Explanation : Rooftop Unit Has Been Removed From Roof</i>						
Terminal Devices								
No Component	30%							
Under Construction	70%							
Heat Rejection								
No Component	30%							
Under Construction	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,200	
Exhaust Fans								
Interior	70%			2029	\$23,400	2	\$200	
Roof	30%			2029	\$4,400	2	\$100	
Energy Recovery Ventilator								
Under Construction	100%							

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

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

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

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

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation							
Heat Recovery Ventilator							
Under Construction	100%						
Plumbing							
H/C Water Piping							
Brass/Copper	100%		2044	**	1		
Water Heater With Tanks							
Gas Fired	100%		2032	\$16,900	2		
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Storm Drain Piping							
Cast Iron	100%		LIFE	**	1		
Fixtures							
Generic	100%						

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : HOLLIS BRANCH LIBRARY
Address : 202-05 HILLSIDE AVE.
Borough : QUEENS **Agency's Number** : HO
Program / Asset # : QPLOH27.000 / 13294 **Yr Built/Renovated** : 1973 / 1990
Area Sq Ft : 7,930 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 06-Dec-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 10532 **Lot** : 20 **BIN** : 4224387

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$298,900
Mechanical		\$354,300
Total		\$653,200
Importance Code A		\$83,500
Importance Code B		\$569,700
Total		\$653,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$33,400			
Interior Architecture	\$31,700		\$200	\$1,400
Electrical	\$20,700	\$700	\$800	\$1,000
Mechanical	\$5,300	\$1,400	\$3,100	\$1,400
Site Enclosure	\$8,700			
Site Pavements	\$3,500			
Total	\$103,300	\$2,100	\$4,100	\$3,700
Importance Code A	\$33,800	\$400	\$400	\$400
Importance Code B	\$35,900	\$1,700	\$3,700	\$3,300
Importance Code C	\$33,600			
Total	\$103,300	\$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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority	
Exterior									
Exterior Walls									
Masonry: Brick	90%	2-4	\$32,000	LIFE	**	5	\$19,600		
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Rear Facade At Steps</i>									
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 5%</i>									
<i>Location : Upper Rear Facade</i>									
<i>Painted Surfaces, Extent : Light, Area Affected : 60%</i>									
<i>Location : All Three Facades</i>									
Metal Panel	5%	4+	\$1,400	2045	**	5	\$2,000		
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>									
<i>Location : Below Window Sills</i>									
Window Wall	5%			2045	**	5	\$4,100		
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Lintels</i>									
Roof									
Modified Bitumen	100%			2040	**	10	\$23,500		
Interior									
Floors									
Cast in Place Concrete	5%	4+	\$1,000	LIFE	**	5	\$1,300		
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>									
<i>Location : Mechanical Rooms</i>									
Ceramic Tile	3%			2038	**	5	\$400		
Vinyl Tile	92%			2035	\$298,900	3	\$5,500		
<i>Patching Evident, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Staff Office And Lunch Room</i>									
Interior Walls									
Ceramic Tile	5%	Now	\$3,000	2038	**	5	\$500		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>									
<i>Location : Public Bathroom</i>									
Concrete Masonry Unit	40%	Now	\$16,300	LIFE	**	5	\$3,500		
<i>Vertical Cracks, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Staff Office Area</i>									
Glass: Single Pane	5%			LIFE	**	5	\$1,600		
Masonry: Brick	50%			LIFE	**	10	\$3,300		
Ceilings									
AcousTileSusp.Lay-In	90%	4+	\$3,500	2040	**	5	\$5,300		
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>									
<i>Location : Community Room</i>									
Exposed Struc: Steel	10%			LIFE	**	10	\$2,400		
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
HOLLIS BRANCH LIBRARY
Asset # : 13294

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Enclosure								
Fence/Gates								
Chain Link	90%	Now	\$4,900	2045		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Top Rail Of Rear Fence</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Rear Fence</i>								
Iron Picket	10%	Now	\$1,800	2055		**		
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Gate To Rear</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$2,000	2055		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Wall</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048		**		
On-Site Walkways								
Cast in Place Concrete	25%	2-4	\$3,500	2040		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear</i>								
Cast in Place Concrete	75%			2040		**		
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Front Entry</i>								
<i>Explanation : Steel Railing</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 300 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
Raceway								
Conduit	100%			2035	\$36,500	1		
Panelboards								
Molded Case Bkrs	85%			2034	\$16,800	5	\$200	
Molded Case Bkrs	15%			2043	**	5		
Wiring								
Thermoplastic	100%			2035	\$33,000	1		
Motor Controllers								
Locally Mounted	100%			2033	\$23,700	5	\$100	

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
HOLLIS BRANCH LIBRARY
Asset # : 13294

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting LED	100%			2040	**			
Egress Lighting Emergency, Battery	50%			2040	**	10	\$1,000	
Exit, Service	50%			2040	**	1		
Exterior Lighting LED	30%			2040	**			
No Component	70%							
Alarm								
Security System Generic	100%			2040	**	1	\$3,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Analog	100%	0-2	\$20,300	2045	**	1-3	\$4,400	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Obsolete Fire Alarm System. Manual Pull Station, Alarm Bells Only</i>								
Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2045	**	1		
Conversion Equipment Hot Water Boiler	100%			2033	\$83,500	1	\$3,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution Hot Wtr Piping/Pump	100%			2034	\$17,200	4	\$600	
Terminal Devices Air Handler	80%			2030	\$118,300	1	\$3,900	
Convactor/Radiator	20%			2033	\$12,900	1	\$500	
Controls Electrical	100%			2033	\$43,700			
Air Conditioning								
Energy Source Electricity	100%			2043	**	1		

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

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Conversion Equipment Split Unit	100%			2040	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : R-410a</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2030	\$152,500	1	\$4,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2040	**	2	\$5,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,000	
Exhaust Fans								
Interior	90%			2030	\$31,400	2	\$200	
Roof	10%			2040	**	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater With Tanks								
Gas Fired	100%			2034	\$16,900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : 30 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Backflow Preventer								
Generic	100%			2035	\$3,500	1	\$500	
Fixtures								
Generic	100%							

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : HOWARD BEACH BRANCH LIBRARY
Address : 92-06 156TH AVE.
Borough : QUEENS **Agency's Number** : HB
Program / Asset # : QPLOH28.000 / 13295 **Yr Built/Renovated** : 1979 / 1998
Area Sq Ft : 8,500 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 01-Mar-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 13957 **Lot** : 1 **BIN** : 4292455

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$124,300
Total		\$124,300
Importance Code B		\$124,300
Total		\$124,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$31,000		\$600	
Interior Architecture	\$47,900			\$6,200
Electrical	\$1,100	\$800	\$800	\$1,100
Mechanical	\$5,800	\$2,000	\$3,700	\$1,800
Site Pavements	\$3,000			
Total	\$88,900	\$2,800	\$5,100	\$9,100
Importance Code A	\$31,500	\$400	\$1,000	\$400
Importance Code B	\$30,300	\$2,400	\$4,000	\$8,300
Importance Code C	\$27,100			\$400
Total	\$88,900	\$2,800	\$5,100	\$9,100



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	80%			LIFE	**	5	\$20,900	
Masonry: Brick Cavity	10%	0-2	\$5,600	LIFE	**	5	\$1,300	
<i>Efflorescence, Extent : Light, Area Affected : 20%</i>								
<i>Location : All Facades</i>								
Metal Panel	5%			2055	**	5-10	\$4,500	
Window Wall	5%			2055	**	5	\$2,500	
Windows								
Aluminum	98%			2043	**	5	\$900	
Metal Louvers	2%			2038	**	10	\$100	
Parapets								
Metal Panel	20%			2055	**	5	\$700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Low Roof Curb</i>								
<i>Explanation : Metal Coping</i>								
No Component	80%							
Roof								
Modified Bitumen	100%	Now	\$14,900	2040	**			
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Middle Area And Near Mechanical Unit</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Flashing And Corners</i>								
<i>Seams Open/Split, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Interior								
Floors								
Carpet	85%			2031	\$189,500	3	\$21,600	
Cast in Place Concrete	5%			LIFE	**	5	\$2,800	
Ceramic Tile	5%			2044	**	5	\$600	
Vinyl Tile	5%			2035	\$17,400	3	\$300	
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$800	
Concrete Masonry Unit	95%	0-2	\$27,100	LIFE	**	5	\$5,800	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Community Room</i>								
Ceilings								
AcousTileConcealSpLn	75%	Now	\$7,600	2048	**	5	\$6,000	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Patching Evident, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Middle Of Library</i>								
Exposed Struc: Steel	25%			LIFE	**	10	\$6,400	
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
HOWARD BEACH BRANCH LIBRARY
Asset # : 13295

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

Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	2-4	\$3,000	2048		**	
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Cracking/Crumbling, Extent : Light, Area Affected : 10%

Location : 156th Avenue

On-Site Walkways

Cast in Place Concrete	100%			2048		**	
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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%			2035	\$43,000	5	\$200
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Molded Case Bkrs	100%			2035	\$43,000	5	\$200
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Raceway

Conduit	90%			2035	\$32,800	1	
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Conduit	10%			2045	**	1	
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Panelboards

Fused Disc Sw	10%			2043	**	5	
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Molded Case Bkrs	90%			2034	\$17,800	5	\$200
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Wiring

Thermoplastic	90%			2035	\$29,700	1	
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Thermoplastic	10%			2045	**	1	
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Motor Controllers

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

Grounding Devices

Generic	100%			LIFE	**	5	\$300
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Lighting

Interior Lighting

LED	100%			2040	**		
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Egress Lighting

Exit, Service	50%			2035	\$1,400	1	
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Exit, Battery	50%			2035	\$4,900	10	\$300
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Exterior Lighting

HID	30%			2035	\$11,800	10	
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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
HOWARD BEACH BRANCH LIBRARY
Asset # : 13295

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

Alarm

Security System
Generic

100% 2035 \$15,800 1 \$3,200
Other Observation, Extent : N/A, Area Affected : 100%
Location : Hallways And Book Drop Area
Explanation : CCTV Cameras And Intrusion Alarm

Fire/Smoke Detection
Generic, Analog

100% 2035 \$21,700 1-3 \$5,400
Other Observation, Extent : N/A, Area Affected : 100%
Location : Throughout The Building
Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors

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

Heating

Energy Source
Natural Gas

100% 2055 ** 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% 2043 ** 4 \$600

Terminal Devices

Air Handler 70% 2040 ** 1 \$3,700
 Convector/Radiator 30% 2048 ** 1 \$800

Air Conditioning

Energy Source
Electricity

100% 2051 ** 1

Conversion Equipment
Reciprocating
Compr/Chiller

100% 2035 \$124,300 1 \$3,900
R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof

Terminal Devices

Air Handler/Cool/Ht 100% 2040 ** 1 \$5,300

Heat Rejection

Air Cooled Condenser Unit 100% 2040 ** 2 \$5,900

Ventilation

Distribution
Ductwork/Diffusers

100% LIFE ** 2-5 \$7,500

Exhaust Fans

Interior 50% 2040 ** 2 \$100
 Roof 50% 2035 \$8,200 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
HOWARD BEACH BRANCH LIBRARY
Asset # : 13295

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
H/C Water Piping Brass/Copper	100%			2045	**	1		
Water Heater With Tanks Gas Fired	100%			2033	\$16,900	2		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 40 Gallon</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Fixtures Generic	100%							

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$534,000	\$236,400
Interior Architecture	\$202,300	
Mechanical	\$144,200	\$405,500
Total	\$880,500	\$641,900
Importance Code A	\$534,000	\$236,400
Importance Code B	\$346,500	\$405,500
Total	\$880,500	\$641,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$65,500	\$3,900		
Interior Architecture	\$78,100	\$600		\$6,200
Electrical	\$27,100	\$36,200	\$400	\$500
Mechanical	\$31,900	\$56,900	\$9,600	\$3,600
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$209,700	\$104,800	\$17,200	\$17,400
Importance Code A	\$66,300	\$4,900	\$800	\$800
Importance Code B	\$108,700	\$99,900	\$16,400	\$16,600
Importance Code C	\$34,700			
Total	\$209,700	\$104,800	\$17,200	\$17,400



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
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

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

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	15%	0-2	\$12,900	2031	\$64,700	3	\$5,500	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Second Floor</i>								
Carpet	35%	0-2	\$30,200	2033	\$151,000	3	\$12,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								
Cast in Place Concrete	3%			LIFE	**	5	\$1,600	
Ceramic Tile	2%			2041	**	5	\$500	
Quarry Tile	20%			2045	**	5	\$7,400	
Terrazzo	5%			LIFE	**	5	\$1,000	
Vinyl Tile	20%			2027	\$134,700	3	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 9x9 Units</i>								
Interior Walls								
Ceramic Tile	2%			2041	**	5	\$400	
Concrete Masonry Unit	5%			LIFE	**	5	\$400	
Glass: Single Pane	3%			LIFE	**	5	\$400	
Glazed Ceramic Panel	5%			LIFE	**			
Plaster	75%	Now	\$34,500	LIFE	**	5	\$4,300	
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Second Floor Ceiling</i>								
SGFT/Glazed Masonry	10%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	3%			2045	**	5	\$700	
Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Plaster	92%	Now	\$67,500	LIFE	**	5	\$14,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : First Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2052	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			

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

Under 600 Volts

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

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

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

Alarm

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

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

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

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

Alarm

Security System

No Component

80%

Generic

10%

2027

\$3,100

1

\$600

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

Generic

10%

2037

* *

1

\$600

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$12,600

1-3

\$3,100

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

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Hot Water Boiler

100%

2037

* *

1

\$8,100

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

Distribution

Hot Wtr Piping/Pump

100%

2040

* *

4

\$800

Terminal Devices

Air Handler

50%

2032

\$153,300

1

\$5,100

Convector/Radiator

50%

2037

* *

1

\$2,700

Air Conditioning

Energy Source

Electricity

100%

2040

* *

1

Note : 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
JACKSON HEIGHTS BRANCH LIBRARY
Asset # : 13296

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2027	\$144,200	1	\$4,600
				<i>On Extended Life, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Basement Air Conditioning Room</i>				
				<i>R-22 Refrigerant, Extent : Light, Area Affected : 60%</i>				
				<i>Location : Basement Air Conditioning Room</i>				
	Exterior Pkg Unit - Cooling	35%			2032	\$62,500	2	\$400
	Window/Wall Unit	5%	Now	\$200	2026	\$3,100	1	
				<i>Malfunctioning, Extent : Severe, Area Affected : 2%</i>				
				<i>Location : Cyber Center</i>				
Distribution								
	Ductwork/Diffusers	100%	Now	\$14,300	LIFE	**	2	\$21,400
				<i>Inadequate Supply, Extent : Severe, Area Affected : 5%</i>				
				<i>Location : Cyber Center</i>				
Terminal Devices								
	Air Handler/Cool/Ht No Component	60%			2032	\$189,700	1	\$6,100
		40%						
Heat Rejection								
	Dry Cooler	40%			2027	\$29,900	2	\$4,600
	No Component	60%						
Ventilation								
Distribution								
	Ductwork/Diffusers	80%	0-2	\$11,400	LIFE	**	2-5	\$7,300
				<i>Needs Cleaning, Extent : Severe, Area Affected : 100%</i>				
				<i>Location : Throughout</i>				
	No Component	20%						
Exhaust Fans								
	Interior	60%			2032	\$43,400	2	\$300
	Roof	40%			2032	\$12,600	2	\$200
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2042	**	1	
Water Heater With Tanks								
	Electric	100%			2027	\$23,400	4	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sewage Ejector(s)								
	Compressed Air	100%			2042	**	4	\$200
Fixtures								
	Generic	100%						
Vertical Transport								

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

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

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

Vertical Transport
Elevators

Hydraulic

100%

LIFE

* *

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

Location : Basement, 1, 2

Explanation : One Unit

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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-Mar-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 6660 **Lot** : 5 **BIN** : 4144059

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$6,500		\$800	\$11,500
Interior Architecture	\$31,400		\$4,800	\$600
Electrical	\$1,100	\$900	\$900	\$800
Mechanical	\$3,300	\$700	\$1,400	\$700
Site Enclosure	\$8,400		\$700	
Total	\$50,700	\$1,600	\$8,600	\$13,600
Importance Code A	\$7,000	\$400	\$1,200	\$11,900
Importance Code B	\$20,200	\$1,200	\$6,700	\$1,400
Importance Code C	\$23,600		\$700	\$300
Total	\$50,700	\$1,600	\$8,600	\$13,600



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	Priority
Exterior								
Exterior Walls								
Fiberglass Panel	40%			2044	**	5	\$22,900	
Masonry: Brick Cavity	20%			LIFE	**	5	\$6,100	
Metal Panel	5%			2055	**	5-10	\$5,300	
Pre-Cast Concrete	1%			LIFE	**	5	\$1,000	
Stucco Cement	4%			2048	**	5	\$1,500	
Window Wall	30%			2055	**	5	\$17,200	
Windows								
Aluminum	50%			2051	**	5	\$200	
		<i>Other Observation, Extent : Severe, Area Affected : 10%</i>						
		<i>Location : Basement Kitchen</i>						
		<i>Explanation : Water Penetrates Window Due To Insufficient Or Clogged Drain</i>						
Special Gauge/Ballistic	50%			LIFE	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Front, Left Side And Clerestory</i>						
		<i>Explanation : Frameless Type Glazing</i>						
Parapets								
Masonry: Brick Cavity	5%			LIFE	**	5-10	\$300	
Metal Cornice	40%			2063	**	10	\$1,100	
Pre-Cast Concrete	30%			LIFE	**	5	\$3,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Vleigh Place And 72nd Road</i>						
		<i>Explanation : Fiberglass Concrete Precast Panels</i>						
No Component	25%							
Roof								
Green, Roof Inaccessible	30%			LIFE	**			
Modified Bitumen	70%			2040	**	10	\$13,400	
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5	\$1,800	
Interior								
Floors								
Carpet	75%			2034		3	\$13,600	
Cast in Place Concrete	5%			LIFE	**	5	\$2,600	
		<i>Paint Peeling, Extent : Light, Area Affected : 20%</i>						
		<i>Location : Basement</i>						
Ceramic Tile	5%			2044	**	5	\$600	
Vinyl Tile	15%			2040	**	3	\$700	
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	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$1,400	
Gypsum Board	10%			LIFE	**	5-10	\$3,900	
Metal Panel	80%			LIFE	**	5	\$22,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
<i>Explanation : Concealed Spline Metal Panels</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	10%			2048	**	5-10	\$1,200	
Chain Link	90%	2-4	\$8,400	2045	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear And Right Side Of Property</i>								
<i>Other Observation, Extent : Severe, Area Affected : 70%</i>								
<i>Location : Rear And Right Side Of Property</i>								
<i>Explanation : Vegetation Growth</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	**			
On-Site Walkways								
Cast in Place Concrete	80%			2048	**			
<i>Other Observation, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Front Entry</i>								
<i>Explanation : Paint Peeling</i>								
Pavers/Stone	20%			2044	**			
<i>Other Observation, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Rear Yard Entry</i>								
<i>Explanation : Vegetation Growth</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2061	**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Disconnect Switch Rated At 600 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2061	**	5	\$200	
Raceway								
Conduit	100%			2061	**	1		
Panelboards								
Fused Disc Sw	5%			2057	**	5		
Molded Case Bkrs	95%			2057	**	5	\$200	

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Wiring								
Thermoplastic	100%			2061	**	1		
Motor Controllers								
Locally Mounted	50%			2052	**	5		
Variable Frequency Drive	50%			2052	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	70%			2043	**	10	\$5,200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement, 1st Floor</i>						
		<i>Explanation : T-8 Lamps</i>						
LED	30%			2043	**			
Egress Lighting								
Emergency, Battery	50%			2043	**	10	\$1,000	
Exit, LED	50%			2070	**	1		
Exterior Lighting								
Fluorescent	10%			2043	**	10	\$100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
LED	10%			2043	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2043	**	1	\$3,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Readings Areas, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2043	**	1-3	\$5,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors , Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Furnace	100%			2040	**	1	\$4,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Rooftop Units</i>								
Terminal Devices Fan Coil Unit/Heat No Component	5%			2040	**	1	\$100	
95%								
Controls								
Electrical	100%			2033	\$44,600			
Air Conditioning								
Energy Source Electricity	100%			2051	**	1		
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2040	**	2	\$500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 5 Units. R-410a</i>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,100	
Exhaust Fans Roof	100%			2040	**	2	\$300	
Plumbing								
H/C Water Piping Brass/Copper	100%			2055	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Booster Pump</i>								
Water Heater With Tanks Electric	100%			2033	\$46,900	4		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 90 Gallons</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2040	**	4	\$200	
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler Generic	100%			2061	**	1-2	\$2,300	

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Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$129,000	
Mechanical		\$1,024,400
Total	\$129,000	\$1,024,400
Importance Code A	\$129,000	
Importance Code B		\$1,024,400
Total	\$129,000	\$1,024,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$35,500	\$1,700		\$3,700
Interior Architecture	\$117,800	\$1,300		\$11,400
Electrical	\$26,100	\$900	\$500	\$500
Mechanical	\$7,300	\$10,100	\$7,000	\$49,400
Site Enclosure	\$5,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$199,400	\$21,100	\$14,700	\$72,300
Importance Code A	\$36,800	\$2,900	\$1,200	\$5,000
Importance Code B	\$128,100	\$17,000	\$13,500	\$67,300
Importance Code C	\$34,600	\$1,300		
Total	\$199,400	\$21,100	\$14,700	\$72,300



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

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

Interior

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

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

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

Asset # : 4519

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	10%	0-2	\$1,100	2039	**	4	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Defective Building Management System</i>								
Hot Wtr Piping/Pump	90%			2047	**	4	\$1,600	
Terminal Devices								
Air Handler	60%			2031	\$276,100	1	\$9,200	
Convactor/Radiator	40%			2036	**	1	\$3,200	
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	10%			2029	\$39,800	2	\$200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit For Auditorium</i>								
Reciprocating Compr/Chiller	80%			2031	\$288,600	1	\$9,200	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Other Observation, Extent : N/A, Area Affected : 80%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Units</i>								
No Component	10%							
Distribution								
CW & CHW Wtr Pipe/Pump	80%			2041	**	4	\$1,000	
No Component	20%							
Terminal Devices								
Air Handler/Cool/Ht	80%			2031	\$341,700	1	\$12,200	
No Component	20%							
Heat Rejection								
Air Cooled Condenser Unit	100%			2031	\$63,700	2	\$17,200	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$13,800	
Exhaust Fans								
Interior	50%			2031	\$54,200	2	\$400	
Roof	50%	0-2	\$1,200	2031	\$23,700	2	\$300	
<i>Noisy/Vibrating, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : 1 Unit On Roof</i>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		

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

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

** 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Gas Fired	100%			2031	\$16,900	2		
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2031	\$12,800	4	\$1,500	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : 1 Unit</i>								
Fire Suppression								
Sprinkler Generic	100%			2041	**	1-2	\$6,900	

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$344,200	\$236,600
Interior Architecture		\$77,300
Electrical	\$91,500	\$8,000
Mechanical	\$204,700	
Total	\$640,400	\$321,900
Importance Code A	\$344,200	\$236,600
Importance Code B	\$296,200	\$8,000
Importance Code C		\$77,300
Total	\$640,400	\$321,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$56,500			
Interior Architecture	\$56,400	\$123,300		\$1,000
Electrical	\$54,700	\$800	\$800	\$24,700
Mechanical	\$36,300	\$2,500	\$2,400	\$38,900
Site Enclosure	\$5,900			
Site Pavements	\$800			
Total	\$210,600	\$126,600	\$3,200	\$64,600
Importance Code A	\$61,300	\$400	\$400	\$400
Importance Code B	\$118,800	\$124,400	\$2,700	\$63,400
Importance Code C	\$30,400	\$1,800		\$700
Total	\$210,600	\$126,600	\$3,200	\$64,600



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
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	\$6,100	LIFE	**	5	\$5,100	
<i>Painted Surfaces, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance</i>								
Cast Stone/Terra Cotta	2%	Now	\$3,200	LIFE	**	5	\$3,200	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 50%</i>								
<i>Location : Window And Door Surround At Front Entrance</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Window Sill And Lintel</i>								
Ceramic Tile	10%	Now	\$3,800	2041	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Masonry: Brick	63%	4+	\$105,600	LIFE	**	5	\$12,900	
<i>Diagonal Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Penthouse Corner Walls</i>								
<i>Efflorescence, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : South Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : At Parapet Level Throughout And Front Facade</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mechanical Bulkhead Corners</i>								
Masonry: Fieldstone	20%	Now	\$20,800	LIFE	**	5	\$3,100	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Staining Below Window Sill</i>								
Windows								
Aluminum	100%	Now	\$108,000	2056	**	5	\$1,100	
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Southwest Facade</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Unit Inoperable, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 10%</i>								
<i>Location : North Facade</i>								

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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
LAURELTON BRANCH LIBRARY
Asset # : 13297

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

Interior

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	50%			2027	\$117,900	3	\$10,100	
Cast in Place Concrete	10%	0-2	\$2,300	LIFE	**	5	\$2,900	
<i>Paint Peeling, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Below Hot Water Tank In Basement</i>								
Ceramic Tile	3%			2040	**	5	\$400	
Mosaic Tile	2%			2036	**	5	\$700	
Vinyl Tile	20%			2036	**	3	\$1,000	
Vinyl Tile 9" X 9"	15%	Now	\$8,000	2041	**	3	\$800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Rear Exit From Staff Area</i>								
<i>Patching Evident, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Staff Areas</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Staff Areas</i>								
Interior Walls								
Cast in Place Concrete	5%	Now	\$10,700	LIFE	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2034	\$77,300	5	\$1,400	
Concrete Masonry Unit	10%	Now	\$5,300	LIFE	**	5	\$1,100	
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Areas</i>								
Folding Partition	5%			2047	**	5	\$3,500	
Glass: Single Pane	2%			LIFE	**	5	\$400	
Gypsum Board	60%	4+	\$4,700	LIFE	**	5	\$10,200	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Public Bathroom Foyer Entry</i>								
Masonry: Brick	3%	Now	\$3,200	LIFE	**			
<i>Efflorescence, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Mechanical Penthouse Wall Facing North</i>								
Plaster	5%			LIFE	**	5	\$400	
Wood	5%			LIFE	**	5	\$5,700	

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

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

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

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

Site Pavements

On-Site Walkways

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

Parking/Driveway

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

Under 600 Volts

Service Equipment

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

Switchgear / Switchboard

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

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

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

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

Thermoplastic	30%			2041	**	1		
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Motor Controllers

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

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

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

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

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

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

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

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

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

*Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a 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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 19-Jan-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 9556 **Lot** : 20 **BIN** : 4203685

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$190,100	
Interior Architecture		\$56,900
Electrical		\$71,400
Mechanical		\$115,600
Total	\$190,100	\$243,900
Importance Code A	\$190,100	
Importance Code B		\$243,900
Total	\$190,100	\$243,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$8,500			
Interior Architecture	\$19,200			\$4,200
Electrical	\$1,100	\$600	\$600	\$800
Mechanical	\$2,600	\$500	\$900	\$500
Site Enclosure	\$1,200			
Site Pavements	\$5,300			
Total	\$37,900	\$1,100	\$1,500	\$5,400
Importance Code A	\$8,900	\$300	\$300	\$300
Importance Code B	\$19,200	\$800	\$1,200	\$5,100
Importance Code C	\$9,800			
Total	\$37,900	\$1,100	\$1,500	\$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
LEFFERTS BRANCH LIBRARY
Asset # : 13298

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	2-4	\$125,200	LIFE	**	5	\$14,500	
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Building Facade</i>								
Pre-Cast Concrete	5%	4+	\$1,200	LIFE	**	5	\$2,600	
<i>Deteriorated Finish, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Building Facade</i>								
Window Wall	5%			2045	**	5	\$3,000	
Windows								
Aluminum	95%	0-2	\$7,000	2043	**	5	\$700	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : All Of Facades</i>								
Metal Louvers	5%	0-2	\$400	2038	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Exterior Louvers</i>								
Roof								
Modified Bitumen	100%	Now	\$65,000	2040	**			
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Second Floor Women Toilet And Children Library Areas</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 80%</i>								
<i>Location : Lower And Upper Roof</i>								
<i>Explanation : Snow Covered Surfaces</i>								
Soffits								
Cast in Place Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	70%	2-4	\$6,400	2034	\$127,500	3	\$10,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Purple Carpet</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,300	
Ceramic Tile	5%			2044	**	5	\$500	
Vinyl Tile	20%	2-4	\$2,800	2035	\$56,900	3	\$800	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Meeting Room And Staff Offices</i>								
Interior Walls								
Ceramic Tile	5%	4+	\$300	2044	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Mens Staff Bathroom</i>								
Concrete Masonry Unit	80%			LIFE	**	5	\$4,100	
Glass: Single Pane	5%			LIFE	**	5	\$500	
Gypsum Board	10%			LIFE	**	5-10	\$1,100	

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.

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	10%	Now	\$300	2048	**	5	\$600	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Staff Lounge</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Staff Bathrooms</i>								
AcousTileSusp.Lay-In	78%	2-4	\$2,600	2048	**	5	\$4,000	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Water Damage At Front</i>								
Exposed Struc: Steel	10%			LIFE	**	10	\$2,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Second Floor Mechanical Areas</i>								
<i>Explanation : Fireproofing Materials On Steel Columns Beams</i>								
Gypsum Board	2%			LIFE	**	5-10	\$700	
Site Enclosure								
Fence/Gates								
Iron Picket	70%	0-2	\$1,200	2055	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Front Elevations</i>								
Steel Pipe Rail	30%			2055	**	5	\$1,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Upper Roof</i>								
<i>Explanation : Railing With No Parapet</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2048	**			
On-Site Walkways								
Cast in Place Concrete	100%	Now	\$200	2040	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Book Return Walk</i>								
Parking/Driveway								
Asphalt	100%	0-2	\$5,100	2038	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : No Available Nameplate Rating Capacity</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	90%			2055	**	1		
Conduit	10%			2035	\$3,600	1		
Panelboards								
Fused Disc Sw	10%			2051	**	5		
Molded Case Bkrs	90%			2051	**	5	\$200	
Wiring								
Thermoplastic	90%			2055	**	1		
Thermoplastic	10%			2035	\$3,300	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	88%			2035	\$67,600	10	\$5,600	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Reading Areas, Mechanical Rooms</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	5%			2035	\$3,800	10	\$300	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Offices</i>					
			<i>Explanation : T-5 Lamps</i>					
Fluorescent	5%			2040	**	10	\$300	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Second Floor</i>					
			<i>Explanation : Compact Fluorescent Lights</i>					
LED	2%			2043	**			
Egress Lighting								
Emergency, Service	50%			2035	\$2,100	1		
Exit, Service	50%			2035	\$1,200	1		
Exterior Lighting								
Fluorescent	15%			2030	\$4,100	10	\$100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Front Of The Building</i>					
			<i>Explanation : Compact Fluorescent Lights</i>					
HID	15%			2030	\$4,800	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2035	\$12,900	1	\$2,600	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Reading Areas, Book Drop Area</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					

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

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

Alarm

Fire/Smoke Detection
 Generic, Analog

100% 2035 \$17,700 1-3 \$4,400

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas

100% 2055 * * 1

Conversion Equipment

Furnace

100% 2035 \$21,400 1 \$3,400

Other Observation, Extent : N/A, Area Affected : 100%

Location : Roof

Explanation : 1 Rooftop Package Unit

Controls

Electrical

100% 2030 \$38,200

Air Conditioning

Energy Source

Electricity

100% 2043 * * 1

Conversion Equipment

Ext Pkg Unit -
 Heating/Cooling

100% 2035 \$115,600 2 \$400

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

Location : 1 Package Unit, Roof

Ventilation

Distribution

Ductwork/Diffusers

100% LIFE * * 2-5 \$6,100

Exhaust Fans

Roof

100% 2035 \$13,300 2 \$200

Plumbing

H/C Water Piping

Brass/Copper

100% 2045 * * 1

Water Heater With Tanks

Gas Fired

100% 2033 \$16,900 2

Other Observation, Extent : N/A, Area Affected : 100%

Location : Second Floor Mechanical Room

Explanation : One 50 Gallon Unit

Sanitary Piping

Cast Iron

100% LIFE * * 1

Storm Drain Piping

Cast Iron

100% LIFE * * 1

Fixtures

Generic

100%

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

Print Date : 13-Aug-2024 **QUEENS PUBLIC LIBRARY - FY 2025**

Asset Name : LONG ISLAND CITY COMMUNITY LIBRARY
 Address : 37-44 21ST STREET
 Borough : QUEENS Agency's Number : LIC
 Program / Asset # : QPL0005.000 / 14111 Yr Built/Renovated : 2007 /
 Area Sq Ft : 19,327 Project Type : QUEENS PUBLIC LIBRARY
 Date of Survey : 09-Jun-2021 Landmark Status : NONE
 Areas Surveyed : Roof, Floors 1,2
 Block : 363 Lot : 1 BIN : 4463561

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$273,600	
Electrical		\$209,500
Total	\$273,600	\$209,500
Importance Code A	\$273,600	
Importance Code B		\$209,500
Total	\$273,600	\$209,500

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$900	\$6,700	\$800	
Interior Architecture	\$46,200		\$6,300	
Electrical	\$600	\$800	\$500	\$600
Mechanical	\$4,300	\$7,100	\$6,300	\$7,100
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$59,200	\$21,900	\$21,100	\$14,900
Importance Code A	\$1,900	\$7,700	\$1,800	\$1,000
Importance Code B	\$13,300	\$14,100	\$19,300	\$13,900
Importance Code C	\$44,000			
Total	\$59,200	\$21,900	\$21,100	\$14,900



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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
LONG ISLAND CITY COMMUNITY LIBRARY
Asset # : 14111

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

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Estimates are rounded to the nearest hundred dollars.

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

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

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

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Maintenance \$ are aggregated over a ten-year period. Site 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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2032	\$16,100	10	\$2,300	
Exit, Service	50%			2032	\$3,200	1		
Exterior Lighting								
HID	20%			2032	\$17,900	10		
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	10%			2032	\$3,600	1	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Inside And Outside</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Generic	10%			2032	\$3,600	1	\$700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Hallways, Reading Area And Exit Doors</i>					
			<i>Explanation : Intrusion Alarm And Motion Sensor</i>					
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2032	\$14,800	1-3	\$3,700	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Strobe Lihgts, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2045	**	1	\$9,600	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Penthouse</i>					
			<i>Explanation : 2 Units</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2048	**	4	\$1,000	
Terminal Devices								
Air Handler	90%			2037	**	1	\$10,800	
Convactor/Radiator	10%			2045	**	1	\$600	
Air Conditioning								
Energy Source								
Electricity	100%			2048	**	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
LONG ISLAND CITY COMMUNITY LIBRARY
Asset # : 14111

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 11-May-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 2796 **Lot** : 8 **BIN** : 4062709

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$254,400	
Interior Architecture	\$457,600	
Mechanical	\$295,700	
Total	\$1,007,600	
Importance Code A	\$254,400	
Importance Code B	\$410,800	
Importance Code C	\$342,400	
Total	\$1,007,600	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$19,500	\$500		\$600
Interior Architecture		\$3,400	\$300	
Electrical	\$800	\$700	\$800	\$45,500
Mechanical	\$2,400	\$1,400	\$2,800	\$1,400
Site Pavements	\$1,700			
Total	\$24,300	\$5,900	\$3,800	\$47,400
Importance Code A	\$19,800	\$800	\$400	\$1,000
Importance Code B	\$4,500	\$5,100	\$3,500	\$46,400
Importance Code C				
Total	\$24,300	\$5,900	\$3,800	\$47,400



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
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%			2054	**	10	\$1,300	
Masonry: Brick Cavity	55%			LIFE	**	5	\$6,200	
Masonry: Brick Cavity	37%	Now	\$144,900	LIFE	**	5	\$4,200	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Front, Left And Right Facades</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Front, Left And Right Facades</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Left Facade Corner</i>								
Masonry: Marble	3%			LIFE	**	5	\$300	
Windows								
Aluminum	95%			2042	**	5	\$900	
Aluminum	5%	Now	\$700	2050	**	5		
<i>Glazing Broken/Cracked, Extent : Light, Area Affected : 30%</i>								
<i>Location : Front Window</i>								
<i>Other Observation, Extent : Light, Area Affected : 30%</i>								
<i>Location : Front Window</i>								
<i>Explanation : Bullet Hole</i>								
Parapets								
Copper/Terne	20%			2054	**	5	\$1,100	
Masonry: Brick Cavity	75%	Now	\$17,300	LIFE	**	5	\$900	1
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Exterior Face Of Parapet Wall</i>								
Masonry: Limestone	5%	Now	\$1,400	LIFE	**	5	\$100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping Stones</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	100%	0-2	\$109,400	2039	**			1
<i>Seams Open/Split, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Library Area, Manager Office, Children Restroom, Boiler Room, Custodian Room, Meeting Room.</i>								
Soffits								
Stucco Cement	100%			2047	**	5		
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
MASPETH BRANCH LIBRARY
Asset # : 13300

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	55%			2033	\$103,900	3	\$8,900	
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2043	**	5	\$500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Toilet</i>								
Vinyl Tile	30%			2039	**	3	\$1,200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Library Area</i>								
Interior Walls								
Concrete Masonry Unit	60%			LIFE	**	5	\$2,900	
Concrete Masonry Unit	30%	Now	\$342,400	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Various Locations Throughout</i>								
Glass: Single Pane	1%			LIFE	**	5	\$100	
Gypsum Board	7%			LIFE	**	5	\$500	
Metal Panel	2%			LIFE	**			
Ceilings								
AcousTileConcealSpLn	70%	2-4	\$72,200	2054	**	5	\$4,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Directly Under Southwest Drain</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Managers Office And Librarian Area</i>								
AcousTileConcealSpLn	25%	Now	\$43,000	2054	**	5	\$1,700	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Various Locations Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Library Area, Manager Office, Children Restroom, Boiler Room, Custodian Room, Meeting Room</i>								
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	90%			2054	**			
Iron Picket	10%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2047	**			
Cast in Place Concrete	5%	0-2	\$1,700	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front Sidewalk</i>								
On-Site Walkways								
Cast in Place Concrete	100%			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
MASPETH BRANCH LIBRARY
Asset # : 13300

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room 1st Floor</i>						
		<i>Explanation : One 400 Ampere Main Disconnect Switch</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
Raceway								
Conduit	90%			2034	\$32,800	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2033	\$1,000	5		
Molded Case Bkrs	85%			2033	\$16,800	5	\$200	
Molded Case Bkrs	10%			2042	**	5		
Wiring								
Thermoplastic	90%			2034	\$29,700	1		
Thermoplastic	10%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2032	\$23,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	5%			2029	\$4,000	10	\$300	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Services Rooms</i>						
Fluorescent	5%			2029	\$4,000	10	\$300	
		<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Offices</i>						
LED	90%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$6,000	10	\$900	
Exit, Battery	50%			2029	\$4,100	10	\$200	
Exterior Lighting								
Fluorescent	10%			2029	\$2,800	10	\$100	
		<i>Compact Fluorescent Light, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Entrance Exterior</i>						
HID	10%			2029	\$3,300	10		
No Component	80%							
Alarm								
Security System								
Generic	100%			2042	**	1	\$2,700	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm Only, Motion Sensors</i>						

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

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

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

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

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

Alarm

Fire/Smoke Detection Generic, Digital	100%			2029	\$18,400	1-3	\$4,600	
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Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	

Heating

Energy Source Natural Gas	100%			2044	**	1		
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Conversion Equipment Hot Water Boiler	100%			2047	**	1	\$3,600	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Boiler Room
Explanation : 1 Unit

Distribution Hot Wtr Piping/Pump	100%			2042	**	4	\$500	
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Terminal Devices Air Handler	75%			2029	\$100,700	1	\$3,300	
Convector/Radiator	25%			2039	**	1	\$600	

Air Conditioning

Energy Source Electricity	100%			2042	**	1		
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Conversion Equipment Reciprocating Compr/Chiller	80%			2029	\$84,200	1	\$2,700	
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R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Mechanical Room

Exterior Pkg Unit - Cooling	20%			2034	\$15,600	2	\$100	
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R-22 Refrigerant, Extent : Light, Area Affected : 100%
Location : Roof

Terminal Devices Air Handler/Cool/Ht No Component	80%			2029	\$110,800	1	\$3,600	
	20%							

Heat Rejection Air Cooled Condenser Unit No Component	80%			2034	\$16,500	2	\$4,000	
	20%							

Ventilation

Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000	
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Exhaust Fans Interior Roof	70%			2034	\$22,200	2	\$200	
	30%			2034	\$4,200	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
MASPETH BRANCH LIBRARY
Asset # : 13300

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	H/C Water Piping Brass/Copper	100%			2044	* *	1	
	Water Heater With Tanks Gas Fired	100%			2033	\$16,900	2	
	Sanitary Piping Cast Iron	100%			LIFE	* *	1	
	Storm Drain Piping Cast Iron	100%			LIFE	* *	1	
	Fixtures Generic	100%						

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 21-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Floors 1
Block : 5275 **Lot** : 102 **BIN** : 4119345

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical		\$81,700
Mechanical	\$221,100	
Total	\$221,100	\$81,700
Importance Code B	\$221,100	\$81,700
Total	\$221,100	\$81,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$29,800			\$2,300
Interior Architecture	\$5,000	\$900	\$400	\$1,600
Electrical	\$1,100	\$900	\$800	\$1,900
Mechanical	\$1,500	\$2,400	\$1,900	\$2,400
Site Enclosure	\$500			
Site Pavements	\$22,200			
Total	\$60,100	\$4,100	\$3,000	\$8,100
Importance Code A	\$30,200	\$400	\$400	\$2,700
Importance Code B	\$29,400	\$3,800	\$2,500	\$5,400
Importance Code C	\$500		\$200	
Total	\$60,100	\$4,100	\$3,000	\$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
MCGOLDRICK BRANCH LIBRARY
Asset # : 13299

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Ceramic Tile	5%	4+	\$11,100	2054	**			
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Wall At Book-drop Off</i>								
Concrete Masonry Unit	75%			LIFE	**	5	\$5,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	10%			2054	**	5-10	\$8,300	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Exterior Corner</i>								
<i>Explanation : Standing Seam Metal Fascia</i>								
Window Wall	10%	2-4	\$10,900	2054	**	5	\$2,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Andozied Finish Is Worn</i>								
Windows								
Aluminum	100%	2-4	\$7,900	2050	**	5	\$800	
<i>Caulking Deteriorated, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Anodized Finish Is Worn</i>								
Roof								
Not Accessible	100%							
Soffits								
Alum/Vinyl Siding	100%			2054	**	10		
Interior								
Floors								
Carpet	27%			2035	\$55,000	3	\$6,300	
Cast in Place Concrete	10%			LIFE	**	5	\$2,500	
Ceramic Tile	3%			2043	**	5	\$300	
Vinyl Tile	60%			2039	**	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%	2-4	\$3,400	2047	**	5	\$5,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Storage , Office</i>								
Exposed Struc: Steel	10%			LIFE	**			
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
MCGOLDRICK BRANCH LIBRARY
Asset # : 13299

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Fence/Gates								
Chain Link	95%			2054		**		
Iron Picket	5%	4+	\$500	2069		**		
<i>Corrosion/Rusting, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	95%			2069		**		
Concrete Masonry Unit	5%			2054		**		
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$22,200	2047		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roosevelt Avenue And 155th Street</i>								
<i>Sinking/Subsiding, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Courtyard</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2047		**		
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One Main Service Switch Rated At 350 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
Raceway								
Conduit	80%			2034	\$29,200	1		
Conduit	20%			2054	**	1		
Panelboards								
Molded Case Bkrs	70%			2033	\$13,800	5	\$100	
Molded Case Bkrs	30%			2050	**	5	\$100	
Wiring								
Thermoplastic	70%			2034	\$23,100	1		
Thermoplastic	30%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	90%			2034	\$77,400	10	\$6,400	
<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2034	\$4,300	10	\$400	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Circulating Desk</i>								
Incandescent	5%			2034	\$5,000	2		
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$900	
Exit, LED	50%	Now	\$300	2062	**	1		
<i>Damaged Fixtures, Extent : Light, Area Affected : 20%</i>								
<i>Location : Main Entrance</i>								
Exterior Lighting								
HID	25%			2039	**	10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Closet</i>								
<i>Explanation : Controlled Via Timer</i>								
No Component	75%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$2,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm System</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$4,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Central Control Panel, Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detection.</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2047	**	1	\$3,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	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
MCGOLDRICK BRANCH LIBRARY
Asset # : 13299

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Convactor/Radiator	10%			2039	**	1	\$300	
No Component	90%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Air Handler Under Air Condition</i>								
Controls								
Digital	100%			2029	\$221,100			
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2039	**	1	\$3,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit, R-410a.</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2039	**	1	\$4,800	
Heat Rejection								
Air Cooled Condenser Unit	100%			2039	**	2	\$5,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Interior	80%			2039	**	2	\$200	
Roof	20%			2039	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	50%			2044	**	1		
Galvanized Steel	50%			2032	\$49,100	1		
Water Heater With Tanks								
Gas Fired	100%			2032	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit, 40 Gallons</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
No Component	90%							
Generic	10%			2044	**	1-2	\$200	

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

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

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

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

Print Date : 13-Aug-2024 **QUEENS PUBLIC LIBRARY - FY 2025**

Asset Name	: MITCHELL-LINDEN BRANCH LIBRARY		
Address	: 31-32 UNION STREET		
Borough	: QUEENS	Agency's Number	: MT
Program / Asset #	: QPLOM36.000 / 14742	Yr Built/Renovated	: 1999 / 2012
Area Sq Ft	: 8,000	Project Type	: QUEENS PUBLIC LIBRARY
Date of Survey	: 16-Feb-2022	Landmark Status	: NONE
Areas Surveyed	: Roof, Floors 1		
Block	: 4414	Lot	: 7504
		BIN	: 4535108

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Mechanical		\$112,600
Total		\$112,600
Importance Code B		\$112,600
Total		\$112,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture			\$44,700	
Interior Architecture	\$8,600	\$1,300		\$4,900
Electrical	\$900	\$700	\$9,000	\$1,000
Mechanical	\$1,500	\$900	\$2,200	\$900
Total	\$11,100	\$3,000	\$55,900	\$6,800
Importance Code A	\$500	\$200	\$45,200	\$200
Importance Code B	\$10,600	\$2,500	\$10,700	\$6,600
Importance Code C		\$400		
Total	\$11,100	\$3,000	\$55,900	\$6,800



*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
MITCHELL-LINDEN BRANCH LIBRARY
Asset # : 14742

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	25%			LIFE	**	5	\$25,600	
Granite Panels	5%			LIFE	**	5	\$500	
Window Wall	70%			2053	**	5	\$34,400	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$800	
Pre-Cast Concrete	5%			LIFE	**	5	\$300	
Roof								
Modified Bitumen	100%			2038	**	10	\$27,500	
Interior								
Floors								
Carpet	75%			2032	\$167,200	3	\$19,100	
Cast in Place Concrete	5%			LIFE	**	5	\$1,400	
Ceramic Tile	15%			2042	**	5	\$1,900	
Vinyl Tile	5%			2038	**	3	\$300	
Interior Walls								
Ceramic Tile	5%			2042	**	5	\$800	
Glass: Single Pane	2%			LIFE	**	5	\$200	
Gypsum Board	93%			LIFE	**	5	\$8,500	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$3,800	2046	**	5	\$5,700	
<i>Staining/Discoloring, Extent : Light, Area Affected : 2%</i>								
<i>Location : Main Area Of Library</i>								
Gypsum Board	10%			LIFE	**	5	\$1,600	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			

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

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting Fluorescent	94%			2038	**	10	\$6,900	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Throughout The Building</i>					
Fluorescent	1%			2038	**	10	\$100	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100% Location : Toilets</i>					
Fluorescent	5%			2038	**	10	\$400	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100% Location : Hallways</i>					
Egress Lighting								
Emergency, Battery	40%			2038	**	10	\$800	
Exit, LED	60%			2061	**	1		
Alarm								
Security System Generic	100%			2038	**	1	\$3,000	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Reading Areas And Hallways Explanation : Cameras Security System And Interior Intrusion System</i>					
Fire/Smoke Detection								
Generic, Digital	100%			2038	**	1-3	\$5,100	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Throughout The Building Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>					

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	60%			2059	**	1		
Natural Gas	40%			2053	**	1		
Conversion Equipment								
Furnace	40%			2033	\$9,900	1	\$1,600	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 1 Package Unit.</i>					
Heat Pump Air Sourced	60%			2034		2	\$1,500	
			<i>Other Observation, Extent : Light, Area Affected : 100% Location : Roof Explanation : 4 Units</i>					

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Air Handler	60%			2038	**	1	\$3,000	
No Component	40%							
Air Conditioning								
Energy Source								
Electricity	100%			2049	**	1		
Conversion Equipment								
Heat Pump Air Sourced	50%			2034	\$59,300	2	\$200	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 4 Units, R-410a Refrigerant</i>						
Ext Pkg Unit - Heating/Cooling	40%			2033	\$53,300	2	\$200	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1 Unit On Roof</i>						
Split Unit	10%			2033	\$18,800			
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 2 Units On Roof</i>						
Heat Rejection								
Air Cooled Condenser Unit	50%			2038	**	2	\$2,800	
Air Cooled Condenser Unit	10%			2033	\$2,300	2	\$600	
No Component	40%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,500	
Exhaust Fans								
Interior	50%			2038	**	2	\$100	
Roof	30%			2033	\$4,600	2	\$100	
Roof	20%			2038	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2053	**	1		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							
Fire Suppression								
Sprinkler								
Generic	100%			2053	**	1-2	\$2,200	

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 08-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 3207 **Lot** : 26 **BIN** : 4076687

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$53,000	
Mechanical	\$377,100	
Total	\$430,100	
Importance Code A	\$53,000	
Importance Code B	\$377,100	
Total	\$430,100	

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$3,200	\$400		\$26,100
Interior Architecture		\$1,200	\$100	\$5,500
Electrical	\$700	\$900	\$800	\$900
Mechanical	\$1,400	\$45,100	\$1,800	\$32,600
Total	\$5,400	\$47,700	\$2,700	\$65,200
Importance Code A	\$3,600	\$800	\$400	\$26,600
Importance Code B	\$1,700	\$46,900	\$2,300	\$38,600
Importance Code C				
Total	\$5,400	\$47,700	\$2,700	\$65,200



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	82%	2-4	\$53,000	LIFE	**	5	\$12,300	
	<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>							
	<i>Location : Throughout</i>							
	<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>							
	<i>Location : West Facade</i>							
Metal Panel	10%			2054	**	5-10	\$10,300	
Pre-Cast Concrete	3%	Now	\$3,200	LIFE	**	5	\$1,500	
	<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Window Sills</i>							
	<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : Window Sills</i>							
Window Wall	5%			2054	**	5	\$2,800	
Windows								
Aluminum	95%			2042	**	5	\$900	
Metal Louvers	5%			2043	**	10	\$300	
Parapets								
Metal Panel	15%			2054	**	5		
No Component	85%							
Roof								
Modified Bitumen	100%			2039	**	10	\$21,900	
Soffits								
Stucco Cement	100%			2047	**	5		
Interior								
Floors								
Cast in Place Concrete	13%			LIFE	**	5	\$3,300	
Ceramic Tile	2%			2043	**	5	\$200	
Vinyl Tile	85%			2039	**	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%			2039	**	5	\$11,000	
Exposed Struc: Steel	5%			LIFE	**			
Site Enclosure								
Fence/Gates								
Chain Link	80%			2044	**			
Iron Picket	20%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
Raceway								
Conduit	100%			2034	\$36,500	1		
Panelboards								
Fused Disc Sw	5%			2033	\$1,000	5		
Molded Case Bkrs	95%			2033	\$18,800	5	\$200	
Wiring								
Thermoplastic	100%			2034	\$33,000	1		
Motor Controllers								
Locally Mounted	100%			2032	\$23,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	1%			2034	\$900	10	\$100	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Mechanical Room</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
LED	99%			2042	**			
Egress Lighting								
Emergency, Battery	50%			2034	\$6,500	10	\$900	
Exit, Service	50%			2034	\$1,300	1		
Exterior Lighting								
LED	30%			2042	**			
No Component	70%							
Alarm								
Security System								
Generic	100%			2042	**	1	\$2,900	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Reading Areas, Outside Perimeter</i>							
	<i>Explanation : CCTV Surveillance Cameras</i>							
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$4,800	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors, Horns</i>							

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2051	**	1	\$3,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	5%	0-2		2042	**	4		
<i>Insul. Deteriorating, Extent : Light, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Hot Wtr Piping/Pump	95%			2042	**	4	\$500	
Terminal Devices								
Air Handler	80%			2029	\$115,900	1	\$3,800	
Convactor/Radiator	20%			2039	**	1	\$500	
Controls								
Electrical	100%			2027	\$42,800			
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2029	\$113,600	1	\$3,600	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
Terminal Devices								
Air Handler/Dir Expansion	100%			2029	\$147,600	1		
Heat Rejection								
Dry Cooler	100%			2039	**	2	\$5,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Interior	80%			2029	\$27,300	2	\$200	
Roof	20%			2029	\$3,000	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater With Tanks								
Gas Fired	100%			2032	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 50 Gallon Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		

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

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

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

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

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

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

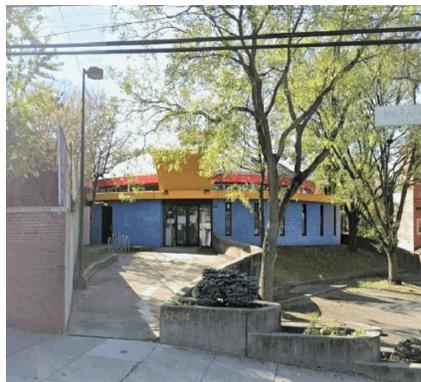
Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 08-Feb-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 8276 **Lot** : 20 **BIN** : 4171760

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$57,500	\$66,800
Mechanical	\$257,500	\$55,600
Total	\$315,000	\$122,400
Importance Code A	\$57,500	\$122,400
Importance Code B	\$257,500	
Total	\$315,000	\$122,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$14,500	\$37,900		\$7,700
Interior Architecture		\$3,400	\$500	\$2,100
Electrical	\$600	\$600	\$500	\$23,900
Mechanical	\$1,900	\$1,200	\$2,300	\$34,900
Site Pavements	\$4,000			
Total	\$21,000	\$43,100	\$3,200	\$68,700
Importance Code A	\$14,700	\$38,200	\$300	\$8,000
Importance Code B	\$2,200	\$4,900	\$2,700	\$60,700
Importance Code C	\$4,000		\$300	
Total	\$21,000	\$43,100	\$3,200	\$68,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Concrete Masonry Unit	2%	Now	\$300	LIFE	**	5	\$200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Rear Of Building At Top Of Wall</i>								
Glazed Ceramic Panel	95%	Now	\$57,500	LIFE	**	5	\$66,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Metal Panel	3%			2054	**	5-10	\$3,100	
Windows								
Aluminum	100%	Now	\$14,100	2050	**	5	\$700	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lunch Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Roof								
Metal Panel	75%			2047	**	10	\$37,900	
<i>Drains Clogged, Extent : Light, Area Affected : 2%</i>								
<i>Location : Gutter Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Dorm Roof</i>								
<i>Explanation : Covered With A Liquid Applied Membrane</i>								
Modified Bitumen	25%			2039	**	10	\$6,900	
Interior								
Floors								
Carpet	85%			2033	\$117,700	3	\$10,100	
Cast in Place Concrete	5%			LIFE	**	5	\$900	
Ceramic Tile	5%			2043	**	5	\$400	
Vinyl Tile	5%			2039	**	3	\$100	
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$600	
Concrete Masonry Unit	95%			LIFE	**	5	\$4,200	
Ceilings								
AcousTileSusp.Lay-In	5%			2039	**	5	\$700	
AcousTileSusp.Lay-In	25%			2039	**	5	\$3,500	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$900	
No Component	60%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Space Under The Dome</i>								
<i>Explanation : This Area Is Covered With Canvas Fabric</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
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
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$4,000	2047	**			
		<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>						
		<i>Location : Front Walkway And Rear Of Building</i>						
Parking/Driveway								
Asphalt	100%			2043	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2034	\$3,700	5		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Two Main Service Disconnect Switches Rated At 200 Amperes Each.</i>						
Switchgear / Switchboard								
Fused Disc Sw	100%			2034	\$43,000	5		
Raceway								
Conduit	80%			2034	\$29,200	1		
Conduit	20%			2060	**	1		
Panelboards								
Fused Disc Sw	10%			2042	**	5		
Molded Case Bkrs	70%			2042	**	5	\$100	
Molded Case Bkrs	20%			2056	**	5		
Wiring								
Thermoplastic	80%			2034	\$26,400	1		
Thermoplastic	20%			2060	**	1		
Motor Controllers								
Locally Mounted	100%			2032	\$23,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	5%			2034	\$2,900	10	\$200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Computer Desk Area</i>						
LED	95%			2042	**			
Egress Lighting								
Emergency, Battery	50%			2042	**	10	\$600	
Exit, Service	50%			2042	**	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
NORTH HILLS BRANCH LIBRARY
Asset # : 13302

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

Lighting

Exterior Lighting

HID	30%			2034	\$7,300	10		
No Component	70%							

Alarm

Security System

Generic	100%			2029	\$9,800	1	\$2,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>								

Fire/Smoke Detection

Generic, Analog	100%			2029	\$13,500	1-3	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors, Alarm Bells And Manual Pull Stations</i>								

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

Heating

Energy Source

Natural Gas	100%			2044	**	1		
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Conversion Equipment

Hot Water Boiler	100%			2032	\$55,600	1	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

Distribution

Hot Wtr Piping/Pump	100%			2033	\$11,400	4	\$300	
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Terminal Devices

Air Handler	80%			2029	\$78,800	1	\$2,600	
Convactor/Radiator	20%			2032	\$8,600	1	\$300	

Air Conditioning

Energy Source

Electricity	100%			2042	**	1		
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Conversion Equipment

Reciprocating Compr/Chiller	100%			2029	\$77,200	1	\$2,500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Court Yard</i>								

Terminal Devices

Air Handler/Cool/Ht	100%			2029	\$101,500	1	\$3,300	
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Heat Rejection

Air Cooled Condenser Unit	100%			2034	\$15,100	2	\$3,700	
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Ventilation

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$2,900	
Exhaust Fans								
Interior	50%			2029	\$11,600	2	\$100	
Roof	50%			2029	\$5,100	2	\$100	
Energy Recovery Ventilator								
Not Accessible	100%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Mechanical Room</i>					
			<i>Explanation : 29 Gallons</i>					
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Address : 145-54 156TH STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : QPL0T66.000 / 15209 **Yr Built/Renovated** : 1983 /
Area Sq Ft : 12,815 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 11-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,2
Block : 15010 **Lot** : 28 **BIN** : 4296631

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$281,600	\$53,800
Interior Architecture	\$363,700	
Electrical		\$72,000
Mechanical	\$70,600	\$528,200
Total	\$716,000	\$653,900
Importance Code A	\$281,600	\$53,800
Importance Code B	\$434,300	\$600,200
Total	\$716,000	\$653,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$24,400			
Interior Architecture	\$32,800		\$1,800	\$1,600
Electrical	\$8,600	\$1,400	\$1,300	\$1,200
Mechanical	\$46,700	\$1,300	\$1,900	\$1,300
Site Enclosure	\$43,300			
Total	\$155,700	\$2,700	\$5,000	\$4,000
Importance Code A	\$24,400			
Importance Code B	\$57,300	\$2,700	\$5,000	\$4,000
Importance Code C	\$74,100			
Total	\$155,700	\$2,700	\$5,000	\$4,000



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

QUEENS PUBLIC LIBRARY - 039
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	33%			LIFE	**	5	\$53,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : West Facade</i>								
Concrete Masonry Unit	45%	0-2	\$15,600	LIFE	**	5	\$9,200	
<i>Diagonal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Facade At Upper Roof And Rear Facade At Parking Area</i>								
Concrete Masonry Unit	10%			LIFE	**	5	\$2,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Facade</i>								
<i>Explanation : Textured Concrete Masonry Units</i>								
Masonry: Brick	10%			LIFE	**	5	\$3,300	
Metal Coiling Doors	2%			2046	**	5	\$2,000	
Windows								
Aluminum	100%	Now	\$7,800	2032	\$25,900	5	\$300	
<i>Air Infiltration, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Crwt/Balnc Not Funct, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Roof								
Modified Bitumen	100%	Now	\$281,600	2043	**			
<i>Patching Evident, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : All Roofs</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Roofs</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Office And Warehouse</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Roofs</i>								
Interior								
Floors								
Carpet	15%			2032	\$50,400	3	\$5,800	
Cast in Place Concrete	75%	2-4	\$363,700	LIFE	**	5	\$31,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Throughout Warehouse</i>								
Ceramic Tile	5%			2046	**	5	\$1,000	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Bathrooms And Kitchen</i>								
Vinyl Tile	5%			2038	**	3	\$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
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Concrete Masonry Unit	20%			LIFE	**	5	\$2,200	
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stairways</i>								
Gypsum Board	80%	4+	\$30,800	LIFE	**	5	\$13,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Warehouse</i>								
Ceilings								
AcousTileSusp.Lay-In	20%			2053	**	5	\$3,700	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout 2nd Floor</i>								
Exposed Struc: Steel	75%			LIFE	**			
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Warehouse</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Warehouse</i>								
<i>Explanation : Exposed Steel Joists And Decking</i>								
Gypsum Board	5%			LIFE	**	5	\$1,100	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 2nd Floor</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%	0-2	\$43,300	2043	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Main Roof Barrier</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2038	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : 156th Street</i>								
Parking/Driveway								
Asphalt	100%			2042	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Parking Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2043	**	5	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Ground Floor</i>								
<i>Explanation : 200 Ampere Disconnect Switch</i>								
Switchgear / Switchboard								
Fused Disc Sw	100%			2043	**	5	\$100	

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

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

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

QUEENS PUBLIC LIBRARY - 039
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	100%			2043	**	1		
Panelboards								
Molded Case Bkrs	100%			2041	**	5	\$300	
Wiring								
Thermoplastic	100%			2043	**	1		
Motor Controllers								
Locally Mounted	100%			2038	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	80%	Now	\$7,200	2033	\$72,000			
			<i>Inadequate Lighting Level, Extent : Moderate, Area Affected : 50%</i>					
			<i>Location : Garage</i>					
LED	20%			2033	\$16,200			
Egress Lighting								
Emergency, Battery	50%			2033	\$10,700	10	\$1,500	
Exit, Battery	50%			2033	\$7,300	10	\$400	
Exterior Lighting								
Fluorescent	10%			2033	\$5,100	10	\$100	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Outside Perimeter</i>					
			<i>Explanation : Controlled Via Photocell</i>					
No Component	90%							
Alarm								
Security System								
Generic	100%			2033	\$23,800	1	\$4,800	
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>					
			<i>Location : Throughout</i>					
			<i>Explanation : Cameras Observed</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2033	\$32,800	1-3	\$7,900	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2043	**	1		

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

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

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

QUEENS PUBLIC LIBRARY - 039
OPERATIONS CENTER WAREHOUSE QUEENS PUBLIC LIBRARY
Asset # : 15209

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Fan Coil Unit/Heat	100%	Now	\$15,700	2033	\$314,800	1	\$3,700	
<i>Malfunctioning, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 1st Floor Warehouse - 1 Of 4 Units Is Defective</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Warehouse</i>								
<i>Explanation : 4 Units</i>								
<hr/>								
Controls								
Electrical	100%			2028	\$70,600			
<hr/>								
Air Conditioning								
Energy Source								
Electricity	100%			2041	**	1		
<hr/>								
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2033	\$213,400	2	\$800	
<i>R-410a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. Gas Fired Heating And Direct Expansion Cooling.</i>								
<hr/>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,100	
<hr/>								
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2043	**	1		
<hr/>								
Water Heater With Tanks								
Electric	100%	0-2	\$7,000	2026	\$23,400	4		
<i>Corroded, Extent : Severe, Area Affected : 25%</i>								
<i>Location : 1st Floor Warehouse</i>								
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Warehouse</i>								
<i>Explanation : 1 Unit- 40 Gallons. Quantity 1</i>								
<hr/>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
<hr/>								
Fixtures								
Generic	100%							
<hr/>								
Fire Suppression								
Sprinkler								
Generic	100%			2043	**	1-2	\$3,600	
<hr/>								
Fire Pump								
Generic	100%			2036	**	1	\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : 1st Floor Warehouse</i>								
<i>Explanation : Inline Fire Pump With Single Check Valve.</i>								

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 1926 / 2020
 Area Sq Ft : 7,507 Project Type : QUEENS PUBLIC LIBRARY
 Date of Survey : 03-Apr-2024 Landmark Status : NONE
 Areas Surveyed : Floors 1
 Block : 9113 Lot : 30 BIN : 4189526

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$72,100	
Mechanical		\$125,000
Total	\$72,100	\$125,000
Importance Code A	\$72,100	
Importance Code B		\$125,000
Total	\$72,100	\$125,000

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$23,200		\$2,000	
Interior Architecture	\$9,500	\$5,200	\$3,900	\$700
Electrical	\$700	\$700	\$800	\$800
Mechanical	\$6,700		\$42,000	
Site Pavements	\$8,400			
Total	\$48,500	\$5,900	\$48,800	\$1,600
Importance Code A	\$23,200		\$2,000	
Importance Code B	\$22,500	\$5,900	\$46,800	\$1,400
Importance Code C	\$2,800			\$200
Total	\$48,500	\$5,900	\$48,800	\$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
OZONE PARK BRANCH LIBRARY
Asset # : 13303

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	94%	0-2	\$72,100	LIFE	**	5	\$16,700	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : North Wall</i>								
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : South Wall</i>								
Metal Panel	5%			2055	**	5-10	\$6,100	
Metal Sect. OHD	1%			2040	**	5	\$600	
Windows								
Aluminum	100%	Now	\$23,200	2043	**	5	\$1,200	
<i>Air Infiltration, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Reading Room And Book Return Room</i>								
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Book Return Room</i>								
Roof								
Metal Panel	5%			2048	**	10	\$2,000	
Modified Bitumen	95%			2045	**	10	\$20,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Carpet	70%			2034	\$137,800	3	\$11,800	
Cast in Place Concrete	5%			LIFE	**	5	\$2,500	
Ceramic Tile	5%			2044	**	5	\$600	
Vinyl Tile	20%	Now	\$3,100	2040	**	3	\$800	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Program Room And Book Return Room</i>								
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$300	
Concrete Masonry Unit	85%			LIFE	**	5	\$4,300	
Gypsum Board	10%			LIFE	**	5-10	\$1,100	
Ceilings								
AcousTileSusp.Lay-In	90%			2052	**	5	\$10,300	
Exposed Struc: Steel	5%			LIFE	**	10	\$1,100	
Gypsum Board	5%			LIFE	**	5-10	\$2,000	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%	Now	\$7,900	2048	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Along 93rd Street</i>								
<i>Tripping Hazard, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Along 93rd Street</i>								
Pavers/Stone	5%	2-4	\$500	2044	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Tree Pits</i>								

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

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

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

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

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%			2048		**		
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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

Not Accessible	100%							
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*Other Observation, Extent : N/A, Area Affected : 0%**Location : Electrical Room**Explanation : Full Of Storage Items*

Switchgear / Switchboard

Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
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Raceway

Conduit	70%			2035	\$25,500	1		
Conduit	30%			2055	**	1		

Panelboards

Molded Case Bkrs	100%			2034	\$19,800	5	\$200	
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Wiring

Thermoplastic	70%			2035	\$23,100	1		
Thermoplastic	30%			2055	**	1		

Ground

Grounding Devices

Not Accessible	100%							
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*Other Observation, Extent : N/A, Area Affected : 0%**Location : Utility Closet**Explanation : Book Return Equipment Blocking Access To Water Main*

Lighting

Interior Lighting

Under Construction	100%							
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Egress Lighting

Emergency, Battery	50%			2040	**	10	\$900	
Exit, LED	50%			2063	**	1		

Exterior Lighting

No Component	75%							
Under Construction	25%							

Alarm

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Alarm								
Security System								
Generic	50%			2040	**	1	\$1,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : CCTV Surveillance System</i>						
Generic	50%			2040	**	1	\$1,400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Intrusion Alarm System</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2040	**	1-3	\$4,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>						
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Controls								
Electrical	100%	Now	\$4,100	2028	\$41,400			
		<i>Malfunctioning, Extent : Severe, Area Affected : 30%</i>						
		<i>Location : Thermostats In Library</i>						
Air Conditioning								
Energy Source								
Electricity	100%			2051	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2030	\$125,000	2	\$500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : 1 Package Unit. R-410a Refrigerant</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
Exhaust Fans								
Roof	100%			2035	\$14,400	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
		<i>Other Observation, Extent : N/A, Area Affected : 5%</i>						
		<i>Location : Utility Closet In Book Processing Room</i>						
		<i>Explanation : Location Noted</i>						

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance			
System	Component	% of	Fail Date	Estimated Cost	Year	Estimated Cost	Cycle	Estimated Cost	Priority
	Type	Total	(Years)		FY		(Yrs)		
Plumbing									
	Water Heater With Tanks								
	Gas Fired	100%			2034	\$16,900	2		
			<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
			<i>Location : Mechanical Room</i>						
			<i>Explanation : 50 Gallons</i>						
	Sanitary Piping								
	Cast Iron	100%			LIFE	**	1		
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Fixtures								
	Generic	100%							

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : PENINSULA BRANCH LIBRARY
Address : 92-25 ROCKAWAY BEACH BLVD.
Borough : QUEENS **Agency's Number** : PRC
Program / Asset # : QPLOP41.000 / 13304 **Yr Built/Renovated** : 1972 / 1998
Area Sq Ft : 13,026 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 13-Feb-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16135 **Lot** : 1 **BIN** : 4303629

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$60,800			\$300
Interior Architecture	\$5,800	\$8,600		\$1,200
Electrical	\$1,100	\$1,600	\$1,300	\$14,700
Mechanical	\$700	\$2,700	\$1,700	\$2,700
Site Enclosure	\$2,900			
Total	\$71,300	\$13,000	\$3,000	\$18,900
Importance Code A	\$61,400	\$700	\$600	\$900
Importance Code B	\$6,900	\$11,200	\$2,300	\$18,000
Importance Code C	\$2,900	\$1,100		
Total	\$71,300	\$13,000	\$3,000	\$18,900



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
PENINSULA BRANCH LIBRARY
Asset # : 13304

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$7,100	
Metal Panel	10%	Now	\$3,900	2041	**	5	\$2,200	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Beach 94th Street And Rear Alley</i>								
<i>Deformed/Dented, Extent : Moderate, Area Affected : 3%</i>								
<i>Location : Rear Alley</i>								
Metal Panel	20%			2041	**	5-10	\$16,200	
Stucco Cement	2%			2044	**	5	\$600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Entry</i>								
<i>Explanation : Art Wall</i>								
Window Wall	8%	4+	\$1,400	2041	**	5	\$1,800	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Window Wall Front Entry</i>								
<i>Explanation : Interior Top Trim Missing</i>								
Windows								
Aluminum	100%	4+	\$3,200	2039	**	5	\$1,700	
<i>Hardware Missing, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Parapets								
Masonry: Brick	13%			LIFE	**	5	\$1,000	
Pre-Cast Concrete	2%	4+	\$1,200	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Parapet</i>								
No Component	85%							
Roof								
Modified Bitumen	100%			2036	**	10	\$36,600	
Soffits								
Stucco Cement	100%	4+	\$10,200	2044	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 1%</i>								
<i>Location : Front Of Building</i>								
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	75%			2030	\$256,300	3	\$21,900	
Cast in Place Concrete	5%			LIFE	**	5	\$2,100	
Ceramic Tile	5%			2040	**	5	\$1,000	
Mosaic Tile	5%			2044	**	5	\$2,400	
Vinyl Tile	10%			2036	**	3	\$700	

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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
PENINSULA BRANCH LIBRARY
Asset # : 13304

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$400	
Concrete Masonry Unit	5%			LIFE	**	5	\$200	
Glass: Single Pane	5%			LIFE	**	5	\$300	
Gypsum Board	80%			LIFE	**	5	\$4,200	
Metal Coiling Doors	5%			2047	**	5	\$2,200	
Ceilings								
AcousTileSusp.Lay-In	90%	4+	\$5,800	2044	**	5	\$8,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Reading Room</i>								
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Staff Lounge</i>								
Fiber Board	5%			2036	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Cement Board</i>								
Gypsum Board	5%			LIFE	**	5	\$1,200	
Site Enclosure								
Fence/Gates								
Chain Link	90%	0-2	\$2,800	2041	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Rear</i>								
Iron Picket	10%	Now	\$100	2051	**			
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate</i>								
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
On-Site Walkways								
Cast in Place Concrete	100%			2036	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057	**	5	\$300	

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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	\$200	
Lighting								
Interior Lighting								
Fluorescent	96%			2039	**	10	\$11,500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Fluorescent	4%			2039	**	10	\$500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
		<i>Explanation : Compact Fluorescent Lights</i>						
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$1,600	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	30%			2039	**	10		
No Component	70%							
Alarm								
Security System								
No Component	20%							
Generic	80%			2039	**	1	\$3,900	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2039	**	1-3	\$8,000	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells And Smoke Detectors And Horns</i>						

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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 System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	
Heating							
Conversion Equipment Furnace	100%			2039	**	1	\$6,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : Roof</i>							
<i>Explanation : 3 Rooftop Units</i>							
Terminal Devices Fan Coil Unit/Heat No Component	10% 90%			2036	**	1	\$400
Air Conditioning							
Energy Source Electricity	100%			2047	**	1	
Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2039	**	2	\$800
<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
<i>Location : On The Roof</i>							
<i>Explanation : 3 Units. Refrigerant 410a</i>							
Heat Rejection Air Cooled Condenser Unit	100%			2039	**	2	\$9,100
Ventilation							
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,300
Exhaust Fans Roof	100%			2039	**	2	\$400
Plumbing							
H/C Water Piping Brass/Copper	100%			2057	**	1	
Water Heater With Tanks Electric	100%			2030		4	\$23,400
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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 19-Oct-2022 **Landmark Status** : EXTERIOR LANDMARK
Areas Surveyed : Basement, Roof, Floors 1,Att
Block : 4042 **Lot** : 113 **BIN** : 4097863

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical		\$94,600
Mechanical	\$201,200	\$137,100
Total	\$201,200	\$231,700
Importance Code B	\$201,200	\$231,700
Total	\$201,200	\$231,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$28,900			\$38,500
Interior Architecture	\$15,000	\$5,200	\$1,600	\$17,600
Electrical	\$700	\$800	\$900	\$900
Mechanical	\$18,100	\$1,000	\$1,600	\$1,000
Site Enclosure	\$39,700			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$109,600	\$14,200	\$11,300	\$65,200
Importance Code A	\$29,600	\$800	\$700	\$39,300
Importance Code B	\$57,900	\$13,500	\$10,000	\$25,900
Importance Code C	\$22,100		\$600	
Total	\$109,600	\$14,200	\$11,300	\$65,200



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	85%	2-4	\$23,100	LIFE	**	5	\$12,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front And Rear Elevations</i>								
<i>Water Penetration, Extent : Light, Area Affected : 1%</i>								
<i>Location : Front Window Sills</i>								
Masonry: Limestone	15%	4+	\$5,800	LIFE	**	5	\$1,700	
<i>Water Penetration, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 1st Floor Window</i>								
Windows								
Aluminum	90%			2050	**	5	\$1,500	
Aluminum	10%			2050	**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Windows</i>								
<i>Explanation : Window Guards</i>								
Parapets								
Copper/Terne	15%			2069	**	5	\$2,400	
Masonry: Brick	85%			LIFE	**	5	\$2,800	
Roof								
Copper/Terne	75%			2049	**	10	\$37,400	
Roll Roofing	25%			2030	\$35,100	5	\$8,300	
Interior								
Floors								
Carpet	70%			2030	\$157,000	3	\$12,300	
Cast in Place Concrete	5%	4+	\$1,100	LIFE	**	5	\$1,300	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Emergency Stair</i>								
Ceramic Tile	18%			2043	**	5	\$2,100	
Terrazzo	2%			LIFE	**	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Stairs</i>								
<i>Explanation : Terrazzo Stair Treads</i>								
Vinyl Tile	5%			2029	\$17,500	3	\$300	
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$1,200	
Gypsum Board	45%			LIFE	**	5	\$6,300	
Masonry: Brick	5%			LIFE	**			
Plaster	45%	Now	\$13,900	LIFE	**	5	\$3,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Stair</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Rear Basement Stair</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	15%			2047	**	5	\$2,200	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Office And 1st Bathroom</i>								
Gypsum Board	15%			LIFE	**	5	\$2,200	
Plaster	70%			LIFE	**	5	\$5,200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$8,300	2054	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Gate Off Hinge And Bent Sections</i>								
Free Standing Walls								
Masonry: Brick	100%			2054	**			
Retaining Walls								
Cast in Place Concrete	80%			2069	**			
Masonry: Fieldstone	10%	0-2	\$31,400	2054	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE	**	5	\$12,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Exterior Ramp</i>								
<i>Explanation : Location Noted</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout - College Point Boulevard</i>								
On-Site Walkways								
Cast in Place Concrete	85%			2039	**			
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								
Masonry: Granite	10%			LIFE	**			
Pavers/Stone	5%			2037	**			
Parking/Driveway								
Cast in Place Concrete	100%			2039	**			
<i>Misaligned/Bulging, Extent : Light, Area Affected : 2%</i>								
<i>Location : Throughout</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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QUEENS PUBLIC LIBRARY - 039
POPPENHUSEN BRANCH LIBRARY
Asset # : 13305

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2044	**	5		
		<i>Other Observation, Extent : N/A, 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%			2044	**	5	\$200	
Raceway								
Conduit	100%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2042	**	5		
Molded Case Bkrs	95%			2042	**	5	\$200	
Wiring								
Thermoplastic	100%			2044	**	1		
Motor Controllers								
Locally Mounted	100%			2039	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	50%			2034	\$47,300	10	\$3,600	
		<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement</i>						
Fluorescent	50%			2034	\$47,300	10	\$3,600	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : 1st Floor</i>						
Egress Lighting								
Emergency, Battery	10%			2034	\$1,400	10	\$200	
Exit, LED	90%			2049	**	1		
Exterior Lighting								
Fluorescent	25%			2034	\$8,400	10	\$200	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Outside Perimeter</i>						
No Component	75%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$2,900	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Reading Areas And Outside Perimeter</i>						
		<i>Explanation : Surveillance Cameras And Intrusion Alarm</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2034	\$21,900	1-3	\$4,800	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Strobe Lights, Manual Pull Station, Alarm Bells, Smoke Detectors And Horns</i>						

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Electricity	10%			2054	**	1		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : Electric Heating</i>								
Natural Gas	90%			2044	**	1		
Conversion Equipment								
Radiant Heater	10%			2039	**	2	\$400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement And 1st Floor</i>								
<i>Explanation : Electric Unit Heaters</i>								
Steam Boiler	90%			2051	**	1	\$7,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement - Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%	Now	\$6,800	2034	\$67,800			
<i>Leak Evident, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Conference Room Above Ceiling, Other Locations</i>								
<i>On Extended Life, Extent : Light, Area Affected : 80%</i>								
<i>Location : Throughout</i>								
Terminal Devices								
Convactor/Radiator	100%			2032	\$69,300	1	\$2,500	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Split Unit	100%	Now	\$10,100	2029	\$201,200			
<i>Leak Evident, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Attic - Condensate Pumps Undersized Causing Leaks On Ceiling Below</i>								
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Condensing Units: Roof, Indoor Ducted Units: Attic And Basement Mechanical Room, Ductless Indoor Unit: Telecom Room</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,300	
Exhaust Fans								
Interior	100%			2034	\$37,600	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		

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

Mechanical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Gas Fired	100%			2033	\$18,600	2		
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : One Unit, 40 Gallons</i>						
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sump Pump(s) Non-Submersible	100%			2034	\$1,700	4	\$200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit</i>						
Sewage Ejector(s) Electric	100%			2034	\$4,400	4	\$500	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Basement Mechanical Room</i>						
		<i>Explanation : 1 Duplex Set</i>						
Fixtures								
Generic	100%							
Vertical Transport								
Elevators Hydraulic	100%			LIFE	**			
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Basement To 1st Floor</i>						
		<i>Explanation : 1 Unit</i>						

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Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$3,152,400	\$266,000
Interior Architecture	\$597,400	\$1,464,000
Electrical	\$1,471,500	\$328,200
Mechanical	\$6,774,000	\$8,294,000
Total	\$11,995,300	\$10,352,300
Importance Code A	\$3,207,500	\$266,000
Importance Code B	\$8,725,400	\$10,034,800
Importance Code C	\$62,400	\$51,500
Total	\$11,995,300	\$10,352,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$101,300			\$18,500
Interior Architecture	\$1,283,400	\$41,200		\$36,100
Electrical	\$50,000	\$35,500	\$30,700	\$34,400
Mechanical	\$115,100	\$92,000	\$157,100	\$88,200
Site Enclosure	\$3,600			
Site Pavements	\$27,000			
Elevators/Escalators	\$36,000	\$36,000	\$36,000	\$36,000
Total	\$1,616,300	\$204,700	\$223,900	\$213,200
Importance Code A	\$102,100	\$14,200	\$13,600	\$32,100
Importance Code B	\$1,452,100	\$190,400	\$210,300	\$181,000
Importance Code C	\$62,100			
Total	\$1,616,300	\$204,700	\$223,900	\$213,200



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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cement - Fiber Panel	10%			2036	**	10	\$30,600	
Glass: Special Gauge	20%			LIFE	**	1		
Masonry: Brick	15%	Now	\$239,500	LIFE	**	5	\$14,700	
<i>Horizontal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse, 1966 Building At Rear 2nd Floor, Above Loading Dock</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Wall At 1st And 2nd Floor</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Penthouse</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Second Floor Administration Area Under Windows</i>								
Granite Panels	5%	0-2	\$29,800	LIFE	**	5	\$3,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Along 90th Street</i>								
Panel: Limestone	45%	2-4	\$196,500	LIFE	**	5	\$33,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : West Side Main Entrance</i>								
<i>Joint Mortar Miss/Erod, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front Entrance, All Facades</i>								
<i>Spalling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 90th Street Facade</i>								
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : West Side Main Entrance</i>								
<i>Explanation : Sidewalk Shed In Use</i>								
Window Wall	5%	Now	\$14,700	2051	**	5	\$9,200	
<i>Dry Rot/Decay, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Entrance</i>								
Windows								
Aluminum	95%	Now	\$288,800	2047	**	5	\$13,300	
<i>Ctrwt/Balnc Not Funct, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Throughout 2nd And 3rd Floor Offices</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd And 3rd Floor Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout 2nd And 3rd Floor Offices</i>								
Metal Louvers	5%			2040	**	10	\$8,700	

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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	
Exterior								
Parapets								
Masonry: Brick	30%	Now	\$85,200	LIFE	**	5	\$6,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Mechanical Penthouse</i>								
<i>Spalling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Cafeteria Roof, Upper Roof</i>								
Masonry: Limestone	50%			LIFE	**	5	\$14,200	
Metal Panel	5%			2051	**	5	\$4,400	
Metal Rail	5%			2044	**	5-10	\$20,500	
<i>Other Observation, Extent : Light, Area Affected : 15%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Aluminum Railing With Glass Panels</i>								
Metal Rail	5%			2044	**	5-10	\$20,500	
Panel: Limestone	5%	Now	\$12,500	LIFE	**	5	\$1,200	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Side Over Main Entrance</i>								
Roof								
Built-Up (BUR)	45%	Now	\$1,278,200	2041	**			
<i>Embedded Gravel Surface, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Over I T S Area, 1980 Addition</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout I T S Area, 1980 Addition</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Over I T S Area, Blue Conference Room, Second Floor Corridors Of 1980 Addition</i>								
Modified Bitumen	10%			2031	\$266,000	10	\$24,600	
Modified Bitumen	40%	Now	\$1,064,100	2041	**			1
<i>Blisters, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Throughout Roof Over 2nd Floor</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Roof Over 2nd Floor</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : 2nd Floor Corridors And 2nd Floor Offices</i>								
Skylight, Metal/Glass	5%			2051	**	10	\$40,900	

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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	
Exterior								
Soffits								
Cast in Place Concrete	50%	4+	\$11,500	LIFE	**	5	\$9,800	
<i>Exposed Reinforcement, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Cafeteria Bulkhead Overhang</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : 2nd Floor Cafeteria Bulkhead Overhang</i>								
Stucco Cement	50%			2044	**	5	\$4,900	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Loading Dock</i>								
<i>Explanation : Other Additional Location</i>								
<hr/>								
Interior								
Floors								
Carpet	20%			2030	\$1,445,400	3	\$123,700	
Carpet	15%	Now	\$1,084,000	2033	\$1,084,000	3	\$92,800	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout Basement, 1st And 2nd Floor Offices, Auditorium</i>								
Cast in Place Concrete	10%			LIFE	**	5	\$90,200	
Ceramic Tile	5%	0-2	\$230,400	2040	**	5	\$10,300	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement, Basement Mens And Womens Toilets</i>								
Raised Access Floor	2%			2040	**	5	\$30,900	
Sheet Vinyl/Rubber	13%			2036	**	5	\$80,400	
<i>Adhesion Failure, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Discovery Library Center</i>								
Terrazzo	25%			LIFE	**	5	\$80,500	
Vinyl Tile	10%	Now	\$22,600	2031	\$1,128,800	3	\$15,500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	1%	Now	\$62,400	2046	**	5	\$1,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 75%</i>								
<i>Location : Basement, 1st Floor Toilet Area, And Hallway Toilet Aea</i>								
Ceramic Tile	4%			2040	**	5	\$7,600	
Concrete Masonry Unit	10%			LIFE	**	5	\$7,600	
Glass: Single Pane	5%			LIFE	**	5	\$7,200	
Gypsum Board	45%	Now	\$23,800	LIFE	**	5	\$51,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Library Area At Base In Corridors, Basement At Soffit</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Offices</i>								
Plaster	25%	Now	\$23,000	LIFE	**	5	\$14,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Stairwell 5 At Bulkhead</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 1st And 2nd Floor</i>								
<i>Explanation : Wallpaper Peeling</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Wood	5%			LIFE	**	5	\$38,200	

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	5%			2036	**	5	\$21,300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Auditorium</i>								
AcousTileSusp.Lay-In	15%	0-2	\$42,100	2044	**	5	\$25,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Payroll Room, Security Office, 2nd Floor Corridor And Offices</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Payroll Room, I T S And Corridors Of 1980 Addition, Cafeteria</i>								
AcousTileSusp.Lay-In	35%			2048	**	5	\$119,400	
Exposed Struc: Concrete	5%			LIFE	**	5	\$2,700	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%	Now	\$36,900	LIFE	**	5	\$21,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : 2nd Floor Reading Area</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Childrens Discovery Library Center</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 2nd Floor Reading Area</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Childrens Discovery Library Center</i>								
<i>Explanation : Acoustical Plaster Hung Ceiling System</i>								
Metal Panel	5%	Now	\$167,900	LIFE	**	5	\$21,300	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout Basement</i>								
<i>Deformed/Dented, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Basement 1st Floor Receiving And Shipping Preparation Room</i>								
Plaster	15%	4+	\$77,100	LIFE	**	5	\$32,000	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : 2nd Floor Administrative Offices At Windows</i>								
Plaster	10%			LIFE	**	5	\$21,300	
Site Enclosure								
Fence/Gates								
Aluminum Rail	25%			2044	**	5-10		
<i>Other Observation, Extent : Light, Area Affected : 25%</i>								
<i>Location : Main Roof</i>								
<i>Explanation : Attached To Roof</i>								
Chain Link	75%			2051	**			
Retaining Walls								
Cast in Place Concrete	100%	2-4	\$3,600	2066	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Loading Dock Area</i>								
Site Pavements								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	2-4	\$11,800	2044		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
On-Site Walkways								
Cast in Place Concrete	100%	0-2	\$1,000	2036		**		
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Loading Dock</i>								
Parking/Driveway								
Cast in Place Concrete	100%	Now	\$14,300	2036		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Loading Dock Area</i>								

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2057		**	5	\$1,200
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Sub-basement</i>								
<i>Explanation : Two 4,000 Ampere Main Disconnect For Switch Board Distribution 1 And 2</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2057		**	5	\$7,300
Raceway								
Conduit	40%			2031	\$104,900		1	
Conduit	60%			2051		**	1	
Panelboards								
Fused Disc Sw	5%			2053		**	5	\$300
Fused Disc Sw	5%			2030	\$8,900		5	\$300
Molded Case Bkrs	10%			2030	\$17,800		5	\$700
Molded Case Bkrs	50%			2047		**	5	\$3,600
Molded Case Bkrs	30%			2053		**	5	\$2,200
Wiring								
Braided Cloth	20%	2-4	\$53,100	2056		**	1	
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement, Sub-basement And First Old Area Of The Building</i>								
Thermoplastic	20%			2031	\$53,100		1	
Thermoplastic	40%			2057		**	1	
Thermoplastic	20%			2061		**	1	
Motor Controllers								
Locally Mounted	10%			2029	\$94,700		5	\$200
Locally Mounted	5%			2048		**	5	\$100
Motor Control Center	75%			2029	\$649,000		5	\$5,600
Variable Frequency Drive	10%			2048		**		

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

Electrical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Ground								
Grounding Devices Generic	100%			LIFE	**	5	\$4,000	
Stand-by Power								
Transfer Switches Automatic	100%			2044	**	1	\$84,800	
Generators								
Diesel	90%			2044	**	1	\$96,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement</i>							
	<i>Explanation : One 1,250 Kilowatts</i>							
Diesel	5%	Now	\$4,000	2046	**	1	\$4,800	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Loading Dock Storage Rooftop</i>							
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Roof And Loading Dock</i>							
	<i>Explanation : Abandoned In Place, 2 Generators</i>							
Natural Gas	5%	Now	\$4,000	2046	**	1	\$4,800	
	<i>Not in Service, Extent : Severe, Area Affected : 100%</i>							
	<i>Location : Roof</i>							
Batteries								
Lead/Acid	100%			2026	\$2,400	5	\$10,200	
Fuel Storage								
Day Tank	50%			2053	**	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Generator Room Basement</i>							
	<i>Explanation : One 275 Gallons. The Tank Is In Satisfactory Condition But It Is Not Able To Auto Fill. A Person Must Manually Push The Fill In Button.</i>							
Main Tank	50%			2034	\$38,100	5		
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Underground</i>							
	<i>Explanation : One 6,000 Gallons. The Tank Is In Satisfactory Condition, But It Is Not Filling The Day Tank</i>							
Lighting								

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Lighting								
Interior Lighting								
Fluorescent	5%			2039	**	10	\$12,600	
			<i>T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Meeting Room, C D L C Area And Some Office 3rd Floor</i>					
Fluorescent	5%			2031	\$152,400	10	\$12,600	
			<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
Fluorescent	50%			2036	**	10	\$126,300	
			<i>T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Basement, Sub-basement, 1st, 2nd, 3rd Floor Bathroom, Some Offices</i>					
Fluorescent	20%			2039	**	10	\$50,500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Cafeteria, Some Offices 2nd, 3rd Floors And New Bathroom</i>					
			<i>Explanation : T-8 Lamps</i>					
Fluorescent	10%			2039	**	10	\$25,300	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading And Book Area 1st Floor, Some Mechanical Room</i>					
			<i>Explanation : T-5 Lamps</i>					
Fluorescent	5%			2036	**	10	\$12,600	
			<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Lobby 1st Floor, Auditorium And Some Offices</i>					
LED	5%			2036	**			
Egress Lighting								
Emergency, Service	40%			2036	**	1		
Emergency, Service	10%			2041	**	1		
Emergency, Battery	5%			2036	**	10	\$3,300	
Exit, LED	30%			2066	**	1		
Exit, LED	5%			2071	**	1		
Exit, Service	10%			2036	**	1		
Exterior Lighting								
Fluorescent	2%			2036	**	10	\$500	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Building Exterior</i>					
			<i>Explanation : Fluorescent Fixtures Installed In The Statue Area.</i>					
HID	10%			2036	**	10	\$100	
HID	13%			2026	\$165,600	10	\$100	
No Component	75%							
Alarm								
Security System								
No Component	60%							
Generic	40%			2036	**	1	\$41,200	

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

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

Alarm

Fire/Smoke Detection

No Component

60%

Generic, Digital

40%

2026

\$281,700

1-3

\$70,000

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

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

Heating

Energy Source

Natural Gas

100%

2041

* *

1

Conversion Equipment

Furnace

5% Now

\$800 2036

* *

1

\$6,100

*Controller Not Working, Extent : Severe, Area Affected : 100%**Location : Manual Operation Only.**Other Observation, Extent : Light, Area Affected : 5%**Location : Roof**Explanation : 1 Roof Mounted Unit*

Hot Water Boiler

95% Now

\$55,100 2044

* *

1

\$116,500

*Controller Not Working, Extent : Severe, Area Affected : 100%**Location : Manually Operated. Penthouse.**Malfunctioning, Extent : Moderate, Area Affected : 100%**Location : Custodian Office; Malfunctioning: Building Management System Malfunctioning**Other Observation, Extent : N/A, Area Affected : 100%**Location : Penthouse**Explanation : 2 Units*

Distribution

Hot Wtr Piping/Pump

95% 4+

\$11,300 2039

* *

4

\$12,900

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

No Component

5%

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Terminal Devices								
Air Handler	20%	0-2	\$205,500	2036	**	1	\$30,700	
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Air Handler Servicing Childrens Discovery Library Center; Broken Return Fan Oil Bearing</i>								
Air Handler	50%			2031	\$2,568,700	1	\$85,200	
<i>Other Observation, Extent : Light, Area Affected : 60%</i>								
<i>Location : Basement And Roof</i>								
<i>Explanation : 5 Units In Total. 2 Old Units In Basement.</i>								
Convactor/Radiator	15%			2044	**	1	\$13,400	
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Children Discovery Library Center On 1st Floor</i>								
<i>Explanation : Radiant Heating System</i>								
Unit Heater - Hot Water	5%			2026	\$80,900			
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	20%			2039	**	1		
Natural Gas	80%			2041	**	1		
Conversion Equipment								
Centrifugal, Elec Chiller	80%			2034	\$4,453,000	1	\$238,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : 20 Tons Gas Driven Chillers</i>								
Exterior Pkg Unit - Cooling	10%			2036	**	2	\$1,700	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : With Electric Reheat</i>								
Split Unit	10%			2031	\$648,300			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2nd Floor Administration Office And Server Rooms</i>								
<i>Explanation : Computer Room Units</i>								
Distribution								
CW & CHW Wtr Pipe/Pump	2%	Now	\$200	2031	\$8,800	4	\$300	
<i>Corroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Piping To Air Handlers At Basement Level</i>								
No Component	98%							

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Air Conditioning								
Terminal Devices								
Air Handler/Cool/Ht	90%			2026	\$4,767,500	1	\$153,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Various</i>								
<i>Explanation : See Heating Air Terminal Devices</i>								
No Component	10%							
Heat Rejection								
Air Cooled Condenser Unit	10%			2031	\$79,000	2	\$19,200	
Water Cooling Tower	90%	0-2	\$248,200	2029	\$1,241,100	2	\$199,600	
<i>Other Observation, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Explanation : Cooling Tower Fills With Water Creating Inefficient Operation</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$153,600	
Exhaust Fans								
Interior	10%			2026	\$121,100	2	\$800	
Roof	90%			2031	\$476,700	2	\$7,600	
Plumbing								
H/C Water Piping								
Brass/Copper	60%			2041	**	1		
Galvanized Steel	40%			2036	**	1		
HW Heat Exchanger								
HTHW/HW	100%			2041	**			
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Penthouse</i>								
<i>Explanation : Plate Heat Exchanger With Summer Option From Gas Driven Chiller Engine Heat.</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$54,700	4	\$8,700	
Sewage Ejector(s)								
Electric	100%			2036	**	4	\$11,000	
Backflow Preventer								
Generic	100%			2036	**	1	\$16,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 3 Components</i>								
Fixtures								
Generic	100%							
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Explanation : Two Outdated Bathrooms</i>								

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Vertical Transport								
Elevators								
Geared Traction	40%			LIFE			**	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : C1, C, C2, 1, 2</i>						
		<i>Explanation : Two Units</i>						
Hydraulic	60%			LIFE			**	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : C1, 2 And C2,1</i>						
		<i>Explanation : 3 Units</i>						
Fire Suppression								
Standpipe								
Generic	100%			2051		**	1-5	\$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	\$1,000		1-3	\$4,900
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Kitchen And Server Room</i>						
		<i>Explanation : Location Noted</i>						

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Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$290,100	
Interior Architecture		\$187,100
Electrical	\$60,000	
Mechanical	\$141,000	
Total	\$491,100	\$187,100
Importance Code A	\$290,100	
Importance Code B	\$201,000	\$107,500
Importance Code C		\$79,700
Total	\$491,100	\$187,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$41,100			
Interior Architecture	\$120,000	\$1,500	\$200	\$10,000
Electrical	\$30,300			\$47,400
Mechanical	\$6,700	\$1,900	\$2,900	\$18,800
Site Enclosure	\$26,900			
Site Pavements	\$5,200			
Total	\$230,200	\$3,300	\$3,200	\$76,200
Importance Code A	\$42,500	\$1,300	\$1,300	\$1,300
Importance Code B	\$151,400	\$2,000	\$1,900	\$70,500
Importance Code C	\$36,200			\$4,400
Total	\$230,200	\$3,300	\$3,200	\$76,200



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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	2%	Now	\$300	LIFE	**	5	\$1,200	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Basement Door At Rear</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Foundation</i>								
Masonry: Brick	85%	Now	\$84,300	LIFE	**	5	\$10,300	
<i>Efflorescence, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Facade</i>								
<i>Horizontal Cracks, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear And Side Facade At Window Lintel Level</i>								
<i>Rusting Masonry Supt, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Facade Window Lintels, Including Blocked Up Openings</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : All Facades</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Rear Facade Below Windows And Along Pipes, Front Facade</i>								
Masonry: Limestone	5%	Now	\$4,700	LIFE	**	5	\$500	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : At Entry Top Of Molding</i>								
<i>Spalling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Window Sills At Front Facade</i>								
Granite Panels	5%			LIFE	**	5	\$500	
Window Wall	3%	Now	\$4,400	2041	**	5	\$700	
<i>Not Insulated, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Front Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Front Facade</i>								
<i>Explanation : Condensation Present</i>								
Windows								
Aluminum	98%	Now	\$19,600	2039	**	5	\$2,100	
<i>Condensation Present, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<i>Ctrwt/Balnc Not Funct, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Metal Louvers	2%			2034	\$4,600	10	\$500	
Parapets								
Concrete Masonry Unit	40%	2-4	\$1,600	LIFE	**	5	\$1,500	
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Throughout Interior Facades</i>								
Masonry: Brick	50%	0-2	\$10,500	LIFE	**	5	\$1,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Exterior Rear And Side Facades</i>								
Masonry: Limestone	10%			LIFE	**	5	\$400	

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Modified Bitumen	100%	Now	\$205,800	2041			**	
<i>Blisters, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof</i>								
<i>Miss/Damaged Flashings, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At South Parapet</i>								
<i>Ponding, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Roof</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Drains</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Checkout Area, Childrens Reading Room</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Interior								
Floors								
Carpet	50%	2-4	\$68,100	2030	\$170,200	3	\$14,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : First Floor In Childrens Area And Community Room</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : First Floor In Childrens Area And Community Room</i>								
<i>Wrinkling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : First Floor In Childrens Area And Community Room</i>								
Carpet	10%			2030	\$34,000	3	\$2,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : Carpet Tiles</i>								
Ceramic Tile	5%			2034	\$54,300	5	\$1,000	
Quarry Tile	2%			2044	**	5	\$600	
Terrazzo	3%			LIFE	**	5	\$500	
Vinyl Tile	20%			2036	**	3	\$1,500	
Vinyl Tile	10%			2031	\$53,200	3	\$700	

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Cast in Place Concrete	10%	Now	\$22,000	LIFE	**			
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Boiler Room Through Window And Vent Openings</i>								
Ceramic Tile	5%			2034	\$79,700	5	\$1,500	
Concrete Masonry Unit	8%			LIFE	**	5	\$900	
Folding Partition	10%			2039	**	5	\$7,300	
Glass: Single Pane	5%			LIFE	**	5	\$1,100	
Gypsum Board	45%	Now	\$3,600	LIFE	**	5	\$7,900	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Window Openings In Basement Community Room</i>								
Marble Panels	2%			LIFE	**			
Plaster	10%	Now	\$1,400	LIFE	**	5	\$900	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staff Stair To Basement</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Staff Stair To Basement</i>								
SGFT/Glazed Masonry	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	55%	Now	\$8,800	2036	**	5	\$5,300	
<i>Staining/Discoloring, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Various Locations On First Floor</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Childrens Reading Room, Check Out Area</i>								
AcousTileSusp.Lay-In	25%	Now	\$16,000	2044	**	5	\$2,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Bathroom And Basement</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Basement</i>								
Exposed Struc: Concrete	5%			LIFE	**	5	\$200	
Plaster	15%			LIFE	**	5	\$1,800	
Site Enclosure								
Fence/Gates								
Chain Link	30%	Now	\$3,900	2041	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Rear Fence Towards 94th Avenue</i>								
Iron Picket	70%			2051	**			

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Site Enclosure								
Retaining Walls								
Cast in Place Concrete	15%			2051		**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear</i>								
<i>Explanation : Retaining Wall To Basement</i>								
Cast in Place Concrete	10%	Now	\$800	2051		**		
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Wall Coping At 222nd Street At Fence Post Connections</i>								
Masonry: Brick	70%	Now	\$21,300	2041		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Corners And At Iron Fence Connections</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : 222nd Street</i>								
Masonry: Fieldstone	5%	0-2	\$800	2041		**		
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Entrance Cheek Walls</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Entrance Steps</i>								
<i>Explanation : Stone Panels At Cheek Walls</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044		**		
On-Site Walkways								
Cast in Place Concrete	60%			2036		**		
Masonry: Granite	40%	Now	\$500	LIFE		**		
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Front Entrance Steps</i>								
Parking/Driveway								
Asphalt	20%	Now	\$1,500	2034	\$29,700			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Van Parking Area</i>								
<i>Potholes, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Van Parking Area</i>								
Cast in Place Concrete	80%	0-2	\$3,200	2044		**		
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Driveway</i>								

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

Under 600 Volts

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
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QUEENS PUBLIC LIBRARY - 039
QUEENS VILLAGE BRANCH LIBRARY
Asset # : 13306

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	50%			2031	\$1,900	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 200 Ampere Main Disconnect Switch</i>								
Molded Case Bkrs	50%			2031	\$21,500	5	\$200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : One 500 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$300	
Raceway								
Conduit	100%			2031	\$36,500	1		
Panelboards								
Fused Disc Sw	5%			2030	\$1,000	5		
Molded Case Bkrs	95%			2030	\$18,800	5	\$300	
Wiring								
Braided Cloth	50%	2-4	\$16,500	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Thermoplastic	50%			2031	\$16,500	1		
Motor Controllers								
Locally Mounted	100%			2029	\$47,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	100%			2036	**	10	\$11,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-8 Lamps</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,600	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	100%			2026	\$60,000	10		

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Conversion Equipment Steam Boiler	100%			2036	**	1	\$12,900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
<hr/>								
Distribution Steam Piping/Pump	10%	Now	\$2,100	2041	**			
<i>Corroded, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Vacuum Pump Tank, Basement Boiler Room</i>								
<i>Leak Evident, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Vacuum Pump Tank, Basement Boiler Room</i>								
Steam Piping/Pump	90%			2041	**			
<hr/>								
Terminal Devices Convactor/Radiator	100%			2044	**	1	\$4,200	
<hr/>								
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		
<hr/>								
Conversion Equipment Exterior Pkg Unit - Cooling	100%			2026	\$141,000	2	\$800	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 2 Units. Roof</i>								
<hr/>								
Ventilation								
Distribution Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,200	
<hr/>								
Exhaust Fans Roof	100%			2031	\$25,000	2	\$400	
<hr/>								
Plumbing								
H/C Water Piping Brass/Copper	100%			2041	**	1		
<hr/>								
Water Heater With Tanks Gas Fired	100%			2029	\$16,900	2		
<hr/>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
<hr/>								
Sump Pump(s) Non-Submersible	100%			2026	\$2,600	4	\$400	
<hr/>								
Backflow Preventer Generic	100%			2039	**	1	\$800	
<hr/>								
Fixtures Generic	100%							
<hr/>								

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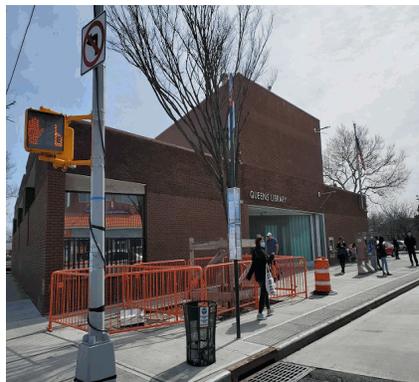
Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$88,200	
Mechanical	\$128,500	\$103,900
Total	\$216,700	\$103,900
Importance Code A	\$88,200	
Importance Code B	\$128,500	\$103,900
Total	\$216,700	\$103,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$28,900			\$20,800
Interior Architecture	\$16,900	\$4,200	\$100	\$600
Electrical	\$1,700	\$800	\$700	\$24,400
Mechanical	\$800	\$2,300	\$1,400	\$19,000
Total	\$48,400	\$7,200	\$2,200	\$64,700
Importance Code A	\$29,300	\$400	\$400	\$21,200
Importance Code B	\$8,300	\$6,800	\$1,900	\$43,500
Importance Code C	\$10,700			
Total	\$48,400	\$7,200	\$2,200	\$64,700



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
QUEENSBORO HILL BRANCH LIBRARY
Asset # : 13307

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	90%	Now	\$88,200	LIFE	**	5	\$20,400	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : South Facade</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : North Facade, West Facade</i>								
Window Wall	10%	Now	\$13,700	2051	**	5	\$4,300	
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : West Facade</i>								
Windows								
Aluminum	90%	Now	\$15,200	2047	**	5	\$800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Tiled Glass Reading Room</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : Throughout</i>								
Glass Block	5%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 5%</i>								
<i>Location : Entrance Area</i>								
<i>Explanation : Channel Glass At Entrance</i>								
Metal Louvers	5%			2040	**	10	\$600	
Parapets								
Masonry: Brick	60%			LIFE	**	5	\$1,300	
Pre-Cast Concrete	40%			LIFE	**	5	\$5,600	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 50%</i>								
<i>Location : Coping</i>								
Roof								
Modified Bitumen	95%			2039	**	10	\$20,800	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Skylight, Metal/Glass	5%			2051	**	10	\$3,600	
Interior								
Floors								
Carpet	70%			2030	\$146,100	3	\$12,500	
Cast in Place Concrete	10%			LIFE	**	5	\$2,600	
Ceramic Tile	10%			2040	**	5	\$1,200	
Vinyl Tile	10%			2031	\$32,600	3	\$400	
Interior Walls								
Concrete Masonry Unit	90%			LIFE	**	5	\$8,200	
Glass: Single Pane	5%			LIFE	**	5	\$900	
Masonry: Brick	5%	0-2	\$10,700	LIFE	**			
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Lightwell In Adult Reading Room</i>								

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileConcealSpLn	65%	4+	\$6,200	2044	**	5	\$4,800	
<i>Broken/Missing Elements, Extent : Light, Area Affected : 5%</i>								
<i>Location : Reading Room</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Reading Room</i>								
AcousTileSusp.Lay-In	10%			2044	**	5	\$1,200	
Exposed Struc: Steel	15%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	
Plaster	5%			LIFE	**	5	\$400	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2044	**			
<i>Other Observation, Extent : Light, Area Affected : 10%</i>								
<i>Location : Main Street</i>								
<i>Explanation : Barricades On Side Walk Surrounding Tree Pits</i>								
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2031	\$3,700	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 800 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2031	\$43,000	5	\$200	
Raceway								
Conduit	100%			2031	\$36,500	1		
Panelboards								
Molded Case Bkrs	100%			2030	\$19,800	5	\$200	
Wiring								
Thermoplastic	100%			2031	\$33,000	1		
Motor Controllers								
Locally Mounted	100%			2029	\$23,700	5	\$100	
Ground								
Grounding Devices								
Not Accessible	100%							
Lighting								
Interior Lighting								
Fluorescent	5%			2031	\$4,400	10	\$400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Lobby</i>								
<i>Explanation : T-5 Lamps</i>								
LED	95%			2039	**			

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,000	
Exit, Service	50%			2036	**	1		
Exterior Lighting								
HID	30%			2031	\$11,000	10		
No Component	70%							
Alarm								
Security System								
No Component	30%							
Generic	70%			2039	**	1	\$2,100	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Reading Areas</i>					
			<i>Explanation : CCTV Surveillance Cameras</i>					
Fire/Smoke Detection								
Generic, Analog	100%			2036	**	1-3	\$4,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Throughout The Building</i>					
			<i>Explanation : Smoke Detectors, Alarm Bells, Manual Pull Stations, Strobe Lights And Horns</i>					
Mechanical								
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	\$3,900	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Boiler Room</i>					
			<i>Explanation : 1 Unit</i>					
Distribution								
Hot Wtr Piping/Pump	100%			2039	**	4	\$600	
Terminal Devices								
Air Handler	70%			2031	\$103,900	1	\$3,400	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : Roof Level Machine Room</i>					
			<i>Explanation : Combination Heat And Air Conditioner Fan</i>					
Convactor/Radiator	30%			2044	**	1	\$800	
			<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
			<i>Location : About 7 Feet Off Floor Level</i>					
			<i>Explanation : Radiators</i>					
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		

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

Mechanical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	100%			2029	\$128,500	2	\$500	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof Level Machine Room</i>						
Heat Rejection								
Dry Cooler	100%			2031	\$36,200	2	\$5,500	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,400	
Exhaust Fans								
Interior	80%			2031	\$28,000	2	\$200	
Roof	20%			2036	**	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Boiler Room</i>						
		<i>Explanation : 1 Unit, 30 Gallons</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : REGO PARK BRANCH LIBRARY
Address : 91-41 63RD DR. @ AUSTIN ST.
Borough : QUEENS **Agency's Number** : RG
Program / Asset # : QPL0R48.000 / 13308 **Yr Built/Renovated** : 1975 / 2009
Area Sq Ft : 7,257 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 08-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1,Ph
Block : 3104 **Lot** : 16 **BIN** : 4072812

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$67,400	
Electrical	\$80,300	
Mechanical	\$108,300	\$185,100
Total	\$256,000	\$185,100
Importance Code A	\$67,400	\$76,400
Importance Code B	\$188,500	\$108,700
Total	\$256,000	\$185,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$11,700			\$10,300
Interior Architecture	\$31,700		\$700	\$4,100
Electrical	\$700	\$700	\$900	\$8,300
Mechanical	\$7,100	\$40,800	\$1,600	\$16,900
Total	\$51,200	\$41,500	\$3,100	\$39,600
Importance Code A	\$12,100	\$400	\$400	\$10,800
Importance Code B	\$38,700	\$41,100	\$2,400	\$28,900
Importance Code C	\$400		\$400	
Total	\$51,200	\$41,500	\$3,100	\$39,600



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
REGO PARK BRANCH LIBRARY
Asset # : 13308

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick	60%	Now	\$67,400	LIFE	**	5	\$8,300	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North Facade</i>								
Metal Panel	30%			2054	**	5-10	\$28,400	
Window Wall	10%			2054	**	5	\$5,200	
Windows								
Aluminum	98%			2050	**	5	\$800	
Metal Louvers	2%	Now	\$200	2049	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Penthouse</i>								
Roof								
Modified Bitumen	100%	Now	\$11,600	2039	**			
<i>Blisters, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Main Roof</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Reading Area, Roof Pitch Pockets</i>								
Soffits								
Stucco Cement	100%			2047	**	5		
Interior								
Floors								
Carpet	70%	2-4	\$26,700	2033	\$133,300	3	\$11,400	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Main Reading Area</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Ceramic Tile	5%			2043	**	5	\$500	
Vinyl Tile	20%	0-2	\$1,200	2039	**	3	\$800	
<i>Blisters, Extent : Light, Area Affected : 5%</i>								
<i>Location : Conference Room</i>								
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$800	
Concrete Masonry Unit	85%			LIFE	**	5	\$5,400	
Gypsum Board	10%	0-2	\$400	LIFE	**	5	\$1,000	
<i>Punct/Tear/Impact Damage, Extent : Light, Area Affected : 5%</i>								
<i>Location : Conference Room</i>								
Ceilings								
AcousTileSusp.Lay-In	95%	Now	\$3,400	2047	**	5	\$5,200	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Mian Reading Area</i>								
Exposed Struc: Steel	5%			LIFE	**			

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

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

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

QUEENS PUBLIC LIBRARY - 039
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

Public Sidewalk

Cast in Place Concrete	100%			2047	**			
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On-Site Walkways

Cast in Place Concrete	100%			2047	**			
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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%			2034	\$43,000	5	\$200	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
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Raceway

Conduit	90%			2034	\$32,800	1		
Conduit	10%			2054	**	1		

Panelboards

Fused Disc Sw	5%			2033	\$1,000	5		
Molded Case Bkrs	80%			2033	\$15,800	5	\$200	
Molded Case Bkrs	15%			2050	**	5		

Wiring

Thermoplastic	85%			2034	\$28,000	1		
Thermoplastic	15%			2054	**	1		

Motor Controllers

Locally Mounted	100%			2032	\$23,700	5		
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$100	
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Lighting

Interior Lighting

Fluorescent	100%			2029	\$80,300	10	\$6,700	
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*Other Observation, Extent : N/A, Area Affected : 100%**Location : Throughout The Building**Explanation : T-12 Lamps*

Egress Lighting

Emergency, Battery	45%			2039	**	10	\$800	
Exit, Service	55%			2039	**	1		

Exterior Lighting

HID	30%			2034	\$10,100	10		
No Component	70%							

Alarm

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Ext Pkg Unit - Heating/Cooling	90%	0-2	\$5,400	2034	\$108,700	2	\$300
<i>R-22 Refrigerant, Extent : Moderate, Area Affected : 90%</i>								
<i>Location : 1 Unit On Roof</i>								
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : The Unit Goes Down Frequently</i>								
	Split Unit	10%			2034	\$17,100		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 1 Unit. R-410a</i>								
Terminal Devices								
	Fan Coil - 2 Pipe	10%			2034	\$21,900	1	\$200
	No Component	90%						
Heat Rejection								
	Dry Cooler	10%			2034	\$3,300	2	\$500
	No Component	90%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$4,000
Exhaust Fans								
	Interior	50%			2029	\$15,900	2	\$100
	Roof	50%			2034	\$7,000	2	\$100
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2044	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2032	\$16,900	2	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One 50 Gallon Unit</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$509,800	
Interior Architecture	\$113,500	
Mechanical	\$278,200	\$104,700
Site Enclosure	\$345,800	
Total	\$1,247,300	\$104,700
Importance Code A	\$623,700	
Importance Code B	\$277,800	\$104,700
Importance Code C	\$345,800	
Total	\$1,247,300	\$104,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$35,300			
Interior Architecture	\$99,900	\$1,500		\$5,300
Electrical	\$17,700	\$900	\$1,100	\$2,500
Mechanical	\$34,200	\$1,900	\$2,900	\$1,900
Site Enclosure	\$41,300			
Site Pavements	\$6,400			
Total	\$234,800	\$4,200	\$4,000	\$9,700
Importance Code A	\$36,800	\$1,300	\$1,300	\$1,300
Importance Code B	\$115,900	\$2,900	\$2,700	\$8,400
Importance Code C	\$82,100			
Total	\$234,800	\$4,200	\$4,000	\$9,700



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

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

Architecture	Current Repair			Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	Now	\$13,300	LIFE	**	5	\$6,600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Chimney Crown And Band</i>								
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : At Window Openings And Chimney Crown</i>								
Masonry: Brick	80%	Now	\$221,000	LIFE	**	5	\$13,500	1
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Above And Below Crown Molding At Dunnage</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Southeast Corner</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 30%</i>								
<i>Location : South Facade Of Main Building</i>								
Masonry: Limestone	10%	Now	\$59,400	LIFE	**	5	\$1,300	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : South Facade At Main Building Base And Crown</i>								
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout Base</i>								
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : All Facades At Base, Door Lintel In Rear And Throughout Crown</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 45%</i>								
<i>Location : Crown Molding</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Above And Below Basement Window At South Facade</i>								
<i>Water Penetration, Extent : Light, Area Affected : 20%</i>								
<i>Location : South Facade At Of Main Building At Base And Crown</i>								
Stucco Cement	5%			2036	**	5	\$2,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : South Facade At Base</i>								
<i>Explanation : Stucco</i>								
Windows								
Aluminum	100%	Now	\$229,300	2056	**	5	\$2,400	
<i>Air Infiltration, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Caulking Deteriorated, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 40%</i>								
<i>Location : Throughout</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Windows</i>								
Parapets								
Metal Rail	10%			2036	**	5-10	\$6,000	
No Component	90%							

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Roof								
Copper/Terne	30%	Now	\$2,800	2059		**		
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Leaf Guards At Gutters</i>								
<i>Recent Repair Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Copper</i>								
Modified Bitumen	70%			2036		**	10	\$12,400
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof Replaced In 2011</i>								
<i>Explanation : All Roofs</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$2,100	LIFE		**	5	\$1,800
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Below Steps From First Floor At Lefferts Boulevard</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Below Steps From First Floor At Lefferts Boulevard</i>								
Interior								
Floors								
Carpet	15%			2030	\$51,900		3	\$4,400
Cast in Place Concrete	5%			LIFE		**	5	\$2,200
Ceramic Tile	5%	Now	\$22,100	2046		**	5	\$500
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Public And Staff Bathrooms</i>								
<i>Poor Subfloor Evident, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Public And Staff Bathrooms</i>								
Vinyl Tile	70%	Now	\$113,500	2041		**	3	\$5,200
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Basement First Floor And Mezzanine</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 10%</i>								
<i>Location : East Entrance Foyer</i>								
Vinyl Tile 9" X 9"	5%	0-2	\$3,900	2041		**	3	\$400
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								

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

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

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

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

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	3%	2-4	\$900	2040	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Public And Staff Bathrooms On First Floor</i>								
Ceramic Tile	2%	Now	\$1,200	2034	\$11,500	5	\$100	
<i>Adhesion Failure, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement Bathroom</i>								
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Basement Bathroom</i>								
Gypsum Board	5%	Now	\$100	LIFE	**	5	\$300	
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Base Of Basement Foyer</i>								
Gypsum Board	25%			LIFE	**	5	\$1,600	
Plaster	65%	Now	\$33,100	LIFE	**	5	\$2,100	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement Base And At Window Openings</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceilings								
AcousTileSusp.Lay-In	35%			2044	**	5	\$6,900	
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor</i>								
Plaster	65%	Now	\$38,700	LIFE	**	5	\$8,000	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Basement</i>								
Site Enclosure								
Fence/Gates								
Aluminum Rail	15%	Now	\$1,400	2036	**	5	\$3,100	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Front Stair Railing</i>								
Iron Picket	85%	Now	\$39,100	2051	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout</i>								
<i>Deteriorated Finish, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Base Connection Throughout</i>								
<i>Impact Damage, Extent : Severe, Area Affected : 5%</i>								
<i>Location : North East Corner At Hillside And Lefferts</i>								

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

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

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

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

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

Site Enclosure

Free Standing Walls

Masonry: Brick

100% Now \$345,800 2061 * *

*Broken/Missing Elements, Extent : Severe, Area Affected : 5%**Location : Perimeter Property Wall**Cracking/Crumbling, Extent : Severe, Area Affected : 20%**Location : Perimeter Property Wall**Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 50%**Location : Perimeter Property Wall**Other Observation, Extent : Severe, Area Affected : 15%**Location : Perimeter Property Wall**Explanation : Southwest Walls Are Tilting*

Retaining Walls

Cast in Place Concrete

100% Now \$800 2066 * *

*Broken/Missing Elements, Extent : Severe, Area Affected : 5%**Location : Driveway Ramp**Cracking/Crumbling, Extent : Severe, Area Affected : 10%**Location : Steps To Basement, Retaining Wall At Driveway**Loose/Delam Surface, Extent : Severe, Area Affected : 20%**Location : Front Entry Ramp At Cheek Walls**Spalling, Extent : Severe, Area Affected : 50%**Location : Front Entry Ramp At Cheek Walls*

Site Pavements

Public Sidewalk

Cast in Place Concrete

100% 2044 * *

On-Site Walkways

Cast in Place Concrete

100% 0-2 \$5,300 2036 * *

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

Parking/Driveway

Cast in Place Concrete

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

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

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

Under 600 Volts

Service Equipment

Molded Case Bkrs

100% 2031 \$43,000 5 \$300

*Other Observation, Extent : Light, Area Affected : 100%**Location : Electrical Room**Explanation : Main Service Disconnect Switch Rated At 400 Amperes.*

Switchgear / Switchboard

Molded Case Bkrs

100% 2031 \$43,000 5 \$300

Raceway

Conduit

100% 2031 \$36,500 1

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	5%			2030	\$1,000	5		
Molded Case Bkrs	95%			2030	\$18,800	5	\$300	
Wiring								
Braided Cloth	50%	2-4	\$16,500	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	50%			2031	\$16,500	1		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
LED	100%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$1,600	
Exit, Service	50%			2039	**	1		
Exterior Lighting								
HID	20%			2039	**	10		
No Component	80%							
Alarm								
Security System								
No Component	70%							
Generic	30%			2039	**	1	\$1,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%			2031	\$33,700	1-3	\$8,100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Smoke Detectors And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2041	**	1		
Conversion Equipment								
Steam Boiler	100%			2029	\$113,900	1	\$13,100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : One Unit</i>								
Distribution								
Steam Piping/Pump	100%			2031	\$104,700			

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Terminal Devices								
Convactor/Radiator	100%			2029	\$106,900	1	\$4,300	
Air Conditioning								
Energy Source								
Electricity	100%			2039	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	40%			2026	\$57,300	2	\$300	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Exterior Pkg Unit - Cooling	60%			2039	**	2	\$500	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : R-410a</i>						
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,400	
Exhaust Fans								
Roof	50%			2026	\$12,700	2	\$200	
Roof	50%			2039	**	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2041	**	1		
Water Heater With Tanks								
Gas Fired	100%			2026	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2026	\$2,600	4	\$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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : RIDGEWOOD BRANCH LIBRARY
Address : 20-12 MADISON ST. @ FAIRVIEW AVE
Borough : QUEENS **Agency's Number** : RW
Program / Asset # : QPLOR50.000 / 13310 **Yr Built/Renovated** : 1928 / 2005
Area Sq Ft : 13,732 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 15-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 3491 **Lot** : 1 **BIN** : 4083512

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$143,400	
Electrical		\$151,900
Mechanical		\$205,800
Total	\$143,400	\$357,700
Importance Code A	\$143,400	
Importance Code B		\$357,700
Total	\$143,400	\$357,700

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				
Interior Architecture		\$3,100	\$5,900	
Electrical	\$500	\$700	\$400	\$500
Mechanical	\$2,300	\$2,100	\$4,100	\$2,300
Site Pavements	\$37,000			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$47,000	\$13,100	\$17,700	\$10,000
Importance Code A	\$1,000	\$1,000	\$1,000	\$1,000
Importance Code B	\$46,000	\$12,100	\$16,700	\$9,000
Importance Code C				
Total	\$47,000	\$13,100	\$17,700	\$10,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	20%	Now	\$70,500	LIFE	**	5	\$34,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Various Locations Throughout</i>								
Masonry: Brick	80%	Now	\$72,900	LIFE	**	5	\$17,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Various Locations Throughout</i>								
Windows								
Aluminum	100%			2040	**	5	\$5,800	
Parapets								
Cast Stone/Terra Cotta	10%			LIFE	**	5	\$6,000	
Masonry: Brick	90%			LIFE	**	5	\$7,000	
Roof								
Modified Bitumen	100%			2040	**	10	\$17,900	
Interior								
Floors								
Carpet	55%			2031	\$198,100	3	\$17,000	
Ceramic Tile	35%			2045	**	5	\$7,200	
Vinyl Tile	10%			2037	**	3	\$800	
Interior Walls								
Ceramic Tile	2%			2035	\$10,300	5	\$200	
Glass: Single Pane	3%			LIFE	**	5	\$200	
Gypsum Board	15%			LIFE	**	5	\$900	
Plaster	80%			LIFE	**	5	\$2,300	
Ceilings								
AcousTile,Adhered	30%			2037	**	5	\$6,200	
AcousTileSusp.Lay-In	60%			2045	**	5	\$12,400	
Plaster	10%			LIFE	**	5	\$1,300	
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
<i>Corrosion/Rusting, Extent : Light, Area Affected : 20%</i>								
<i>Location : Various Locations Throughout</i>								
Retaining Walls								
Masonry: Brick	100%			2042	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	0-2	\$37,000	2049	**			
<i>Tripping Hazard, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Tree Roots Area</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2037	**			
Activity Yard								
Pavers/Stone	100%			2035				

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

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

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

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

Electrical	Current Repair		Future Replacement		Maintenance		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Fused Disc Sw	90%			2042	**	5	\$100	
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 800 Amperes</i>							
Fused Disc Sw	10%			2042	**	5		
	<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : One 200 Ampere Main Disconnect Switch</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2042	**	5	\$400	
Raceway								
Conduit	100%			2042	**	1		
Panelboards								
Fused Disc Sw	5%			2040	**	5		
Molded Case Bkrs	95%			2040	**	5	\$300	
Wiring								
Thermoplastic	100%			2042	**	1		
Motor Controllers								
Locally Mounted	100%			2037	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	70%			2032	\$106,300	10	\$8,800	
	<i>T-5 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Fluorescent	10%			2032	\$15,200	10	\$1,300	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Compact Fluorescent Lighting</i>							
Fluorescent	20%			2032	\$30,400	10	\$2,500	
	<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
Egress Lighting								
Emergency, Battery	50%			2032	\$11,400	10	\$1,700	
Exit, LED	45%			2060	**	1		
Exit, Service	5%			2032	\$200	1		
Exterior Lighting								
HID	30%			2032	\$19,000	10		
No Component	70%							
Alarm								

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

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

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

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

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

Alarm

Security System

No Component

60%

Generic

40%

2032

\$10,200

1

\$2,100

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

Fire/Smoke Detection

No Component

70%

Generic, Digital

30%

2032

\$10,500

1-3

\$2,600

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

Heating

Energy Source

Natural Gas

100%

2052

* *

1

Conversion Equipment

Furnace

50%

2037

* *

1

\$3,400

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

Steam Boiler

50%

2045

* *

1

\$6,800

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

Distribution

Ductwork/Diffusers

60%

LIFE

* *

2-5

\$4,600

Central Plant Steam

40%

2052

* *

4

\$300

Piping/Pmp

Terminal Devices

Air Handler

60%

2032

\$153,600

1

\$5,100

*Other Observation, Extent : N/A, Area Affected : 30%**Location : One Unit At First Floor**Explanation : Air Handler Unit*

Convactor/Radiator

40%

2045

* *

1

\$1,800

Air Conditioning

Energy Source

Electricity

100%

2048

* *

1

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	20%			2032	\$40,200	1	\$1,300
<i>Other Observation, Extent : Light, Area Affected : 20%</i>								
<i>Location : Roof</i>								
<i>Explanation : Refrigerant: R-22</i>								
	Ext Pkg Unit - Heating/Cooling	80%			2037	**	2	\$700
<i>Other Observation, Extent : Light, Area Affected : 80%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Package Units. R-410a Refrigerant</i>								
Terminal Devices								
	Air Handler/Dir Expansion	20%			2032	\$52,200	1	
	No Component	80%						
Heat Rejection								
	Dry Cooler	20%			2032	\$12,500	2	\$1,900
	No Component	80%						
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,700
Exhaust Fans								
	Roof	100%			2037	**	2	\$400
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2052	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2030	\$16,900	2	
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Sump Pump(s)								
	Non-Submersible	100%			2037	**	4	\$300
Backflow Preventer								
	Generic	100%			2037	**	1	\$800
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Located Outside</i>								
<i>Explanation : Reduced Pressure Zone (RPZ) Device</i>								
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement To 2nd Floor</i>								
<i>Explanation : One Unit</i>								

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : ROCHDALE VILLAGE BRANCH LIBRARY
Address : 169-09 137TH AVE.
Borough : QUEENS **Agency's Number** : RO
Program / Asset # : QPLOR51.000 / 13311 **Yr Built/Renovated** : 1969 / 2008
Area Sq Ft : 10,097 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 28-Jan-2020 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 12495 **Lot** : 175 **BIN** : 4270057

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$82,200	
Interior Architecture	\$52,200	
Mechanical	\$88,600	\$303,400
Total	\$222,900	\$303,400
Importance Code A	\$82,200	
Importance Code B	\$88,600	\$303,400
Importance Code C	\$52,200	
Total	\$222,900	\$303,400

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$98,800	\$100		\$600
Interior Architecture	\$27,400	\$4,900		\$400
Electrical	\$29,800	\$1,200	\$900	\$48,300
Mechanical	\$31,800	\$2,100	\$5,800	\$19,100
Site Enclosure	\$10,200			
Site Pavements	\$5,000			
Total	\$202,900	\$8,300	\$6,700	\$68,400
Importance Code A	\$99,400	\$600	\$500	\$1,100
Importance Code B	\$86,500	\$7,800	\$6,200	\$67,300
Importance Code C	\$17,000			
Total	\$202,900	\$8,300	\$6,700	\$68,400



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
ROCHDALE VILLAGE BRANCH LIBRARY
Asset # : 13311

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	Now	\$82,200	LIFE	**	5	\$13,900	
<i>Spalling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Northwest Corner</i>								
<i>Vertical Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Northwest Corner, Northeast Facade And Southeast Facade</i>								
Weathering Steel	10%			LIFE	**	1		
Window Wall	6%	Now	\$31,300	2061	**	5	\$2,000	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : East Facade Window Wall Interior</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout Interior And Exterior</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Window Wall	4%			2051	**	5	\$2,600	
Windows								
Aluminum	88%			2039	**	5	\$1,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Aluminum	10%			2047	**	5	\$100	
Metal Louvers	2%			2034	\$1,500	10	\$200	
Parapets								
Cast in Place Concrete	12%			LIFE	**	5	\$900	
Weathering Steel	3%			LIFE	**	1		
No Component	85%							
Roof								
IRMA/Protected Membrane	15%	Now	\$22,300	2036	**			
<i>Vegetation Growth, Extent : Severe, Area Affected : 30%</i>								
<i>Location : At Perimeter Of Parapet, Skylight And Hatch</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : At Roof Joint And Hatch</i>								
Modified Bitumen	75%	0-2	\$25,800	2036	**			
<i>Ponding, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Roof At Flat Areas Along Perimeter</i>								
Skylight, Metal/Glass	10%			2051	**	10	\$10,600	
Soffits								
Aluminum Sunshades	10%			2040	**	10	\$2,100	
Cast in Place Concrete	90%	0-2	\$18,100	LIFE	**	5	\$15,500	
<i>Worn/Eroded, Extent : Moderate, Area Affected : 25%</i>								
<i>Location : East Facades</i>								

Interior

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Carpet	65%			2030	\$172,200	3	\$14,700	
Cast in Place Concrete	10%	4+	\$2,500	LIFE	**	5	\$3,300	
<i>Paint Peeling, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Mechanical Rooms</i>								
Ceramic Tile	5%	0-2	\$800	2040	**	5	\$400	
<i>Uneven Substrate, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Public Bathroom</i>								
Vinyl Tile	20%	Now	\$1,700	2036	**	3	\$1,100	
<i>Loose Units, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
<i>Uneven Surface, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Lobby</i>								
Interior Walls								
Ceramic Tile	3%			2040	**	5	\$500	
Concrete Masonry Unit	65%	Now	\$52,200	LIFE	**	5	\$4,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Meeting Room At Northwest Corner At Pipe Penetration</i>								
<i>Diagonal Cracks, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Lounge, Meeting Room, Office At North Facade</i>								
<i>Horizontal Cracks, Extent : Severe, Area Affected : 3%</i>								
<i>Location : Staff Lounge</i>								
Glass: Single Pane	5%			LIFE	**	5	\$600	
Gypsum Board	25%			LIFE	**	5	\$2,600	
Masonry: Brick	2%	4+	\$1,900	LIFE	**			
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : East Facade Brick At Window Wall Locations</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	65%	Now	\$15,700	2044	**	5	\$6,100	
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Main Library Space</i>								
<i>Patching Evident, Extent : Moderate, Area Affected : 15%</i>								
<i>Location : Main Library Space</i>								
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Main Library Space</i>								
Exposed Struc: Concrete	10%	4+	\$4,500	LIFE	**	5	\$200	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : New Wing</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : New Wing</i>								
Exposed Struc: Concrete	3%			LIFE	**	5	\$100	
Exposed Struc: Wood	20%			LIFE	**			
Gypsum Board	2%	Now	\$300	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : New Wing</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : New Wing</i>								
Site Enclosure								
Fence/Gates								
Chain Link	75%	Now	\$10,200	2041	**			
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 75%</i>								
<i>Location : 137th Avenue</i>								
Iron Picket	25%			2051	**			
Free Standing Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
On-Site Walkways								
Asphalt	85%	Now	\$5,000	2040	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Next To Trees On 137th Avenue</i>								
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 137th Avenue</i>								
<i>Explanation : Asphalt Pavers</i>								
Cast in Place Concrete	15%			2044	**			
Parking/Driveway								
Asphalt	100%			2040	**			
Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority

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

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Fused Disc Sw	100%			2051	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2051	**	5	\$300	
Raceway								
Conduit	70%			2031	\$25,500	1		
Conduit	30%			2051	**	1		
Panelboards								
Molded Case Bkrs	50%			2030	\$9,900	5	\$100	
Molded Case Bkrs	50%			2047	**	5	\$100	
Wiring								
Braided Cloth	50%	2-4	\$16,500	2056	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
Thermoplastic	50%			2051	**	1		
Motor Controllers								
Locally Mounted	100%			2029	\$47,300	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	28%			2036	**	10	\$2,600	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Adult Learning Center</i>								
<i>Explanation : T-5 Lamps</i>								
Fluorescent	2%			2036	**	10	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
LED	70%			2036	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas</i>								
<i>Explanation : LED Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2036	**	10	\$1,200	
Exit, LED	25%			2059	**	1		
Exit, Service	25%			2036	**	1		

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Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Exterior Lighting Fluorescent	20%			2026	\$8,000	10	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Outside Perimeter</i>							
	<i>Explanation : Compact Fluorescent Lights</i>							
Incandescent	10%			2031	\$5,400	2		
No Component	70%							
Alarm								
Security System Generic	100%			2036	**	1	\$3,800	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>							
Fire/Smoke Detection Generic, Analog	100%			2036	**	1-3	\$6,200	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>							
Mechanical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source Natural Gas	100%			2051	**	1		
Conversion Equipment Hot Water Boiler	100%			2044	**	1	\$5,000	
	<i>Other Observation, Extent : Light, Area Affected : 100%</i>							
	<i>Location : 1st Floor</i>							
	<i>Explanation : 1 Unit</i>							
Distribution Hot Wtr Piping/Pump	100%	0-2	\$1,100	2039	**	4	\$500	
	<i>Broken, Extent : Moderate, Area Affected : 50%</i>							
	<i>Location : 1st Floor Boiler Room</i>							
	<i>Corroded, Extent : Moderate, Area Affected : 5%</i>							
	<i>Location : Control Valve Behind The Boiler</i>							
Terminal Devices Air Handler	100%			2031	\$188,300	1	\$6,200	
Air Conditioning								
Energy Source Electricity	100%			2039	**	1		

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Air Conditioning								
Conversion Equipment								
	Reciprocating Compr/Chiller	60%			2026	\$88,600	1	\$2,800
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor Equipment Room</i>								
	Split Unit	40%			2039	**		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Back Yard</i>								
<i>Explanation : 3 Units. R-410a</i>								
Distribution								
	Ductwork/Diffusers	80%			LIFE	**	2	\$10,500
	No Component	20%						
Terminal Devices								
	Air Handler/Dir Expansion	60%			2031	\$115,100	1	
	Fan Coil - 2 Pipe	40%			2039	**	1	\$1,300
Heat Rejection								
	Air Cooled Condenser Unit	40%			2039	**	2	\$2,800
	Dry Cooler	60%			2026	\$27,500	2	\$4,200
Ventilation								
Distribution								
	Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600
Exhaust Fans								
	Interior	80%			2031	\$35,500	2	\$200
	Roof	20%	0-2	\$800	2031	\$3,900	2	
<i>Not in Service, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Roof</i>								
Plumbing								
H/C Water Piping								
	Brass/Copper	100%			2041	**	1	
Water Heater With Tanks								
	Gas Fired	100%			2029	\$16,900	2	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : 50 Gallons</i>								
Sanitary Piping								
	Cast Iron	100%			LIFE	**	1	
Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1	
Fixtures								
	Generic	100%						

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

Maintenance \$ are aggregated over a 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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Address : 144-20 243RD STREET
Borough : QUEENS **Agency's Number** : N/A
Program / Asset # : QPLOT65.000 / 15208 **Yr Built/Renovated** : 1962 /
Area Sq Ft : 5,400 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 19-Jan-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 13549 **Lot** : 7 **BIN** : 4287999

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$285,100	\$112,800
Interior Architecture	\$122,900	
Total	\$408,000	\$112,800
Importance Code A	\$285,100	\$112,800
Importance Code B	\$122,900	
Total	\$408,000	\$112,800

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$19,000			
Interior Architecture	\$2,800	\$400	\$37,100	\$900
Electrical	\$600	\$500	\$7,000	\$700
Mechanical	\$1,500	\$700	\$1,900	\$700
Site Enclosure	\$47,500			
Total	\$71,400	\$1,600	\$46,000	\$2,300
Importance Code A	\$19,500	\$500	\$500	\$600
Importance Code B	\$4,400	\$900	\$45,500	\$1,700
Importance Code C	\$47,500	\$100		
Total	\$71,400	\$1,600	\$46,000	\$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
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Alum/Vinyl Siding	5%			2053	**	10	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 25%</i>								
<i>Location : Roof</i>								
<i>Explanation : Roof Mechanical Enclosure</i>								
Concrete Masonry Unit	20%			LIFE	**	5	\$1,300	
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : Rear Yard</i>								
Masonry: Brick	75%	4+	\$64,100	LIFE	**	5	\$7,900	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Upper Section Of Facade On 145th Avenue</i>								
<i>Rusting Masonry Supt, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Windows On 145th Avenue Facade</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Foundation Wall Into Basement</i>								
Windows								
Aluminum	90%	Now	\$108,200	2058	**	5	\$1,100	
<i>Worn/Eroded, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Side Facade On 145th Avenue</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Side Facade On 145th Avenue</i>								
<i>Explanation : Thermally Inefficient</i>								
Steel	10%	Now	\$19,000	2058	**	5	\$1,600	1
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Basement</i>								
<i>Thermally Inefficient, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Parapets								
Cast Stone/Terra Cotta	5%			LIFE	**	5	\$500	
Masonry: Brick	95%			LIFE	**	5	\$1,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Parapet Wall</i>								
<i>Explanation : Roof Side Covered With Roofing Membrane</i>								
Roof								
Roll Roofing	100%	Now	\$112,800	2035	\$112,800	5	\$14,600	
<i>Ponding, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Roof</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 15%</i>								
<i>Location : Into Library Area And Offices</i>								
<i>Worn/Eroded, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Roof</i>								
Soffits								
Alum/Vinyl Siding	100%			2043	**	10		

Interior

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future 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
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Floors								
Cast in Place Concrete	10%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2042	**	5	\$500	
Vinyl Tile	80%	Now	\$122,900	2038	**	3	\$2,800	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement, 1st Floor Library Area</i>								
<i>Loose Units, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Basement</i>								
Vinyl Tile 9" X 9"	5%			2028	\$37,100	3	\$200	
Interior Walls								
Ceramic Tile	2%			2042	**	5	\$300	
Concrete Masonry Unit	38%			LIFE	**	5	\$2,200	
Gypsum Board	60%			LIFE	**	5	\$5,300	
Ceilings								
AcousTileSusp.Lay-In	60%			2046	**	5	\$5,600	
Gypsum Board	40%			LIFE	**	5	\$4,700	
Site Enclosure								
Fence/Gates								
Chain Link	100%	Now	\$47,500	2063	**			
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Rear Yard Entrance On 145th Avenue</i>								
<i>Corrosion/Rusting, Extent : Severe, Area Affected : 50%</i>								
<i>Location : 145th Avenue</i>								
Retaining Walls								
Cast in Place Concrete	100%			2068	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2046	**			
On-Site Walkways								
Cast in Place Concrete	100%			2038	**			

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2059	**	5	\$100	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Office Area. First Floor</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Raceway								
Conduit	80%			2059	**	1		
Conduit	20%			2033	\$7,300	1		

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

QUEENS PUBLIC LIBRARY - 039
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Panelboards								
Fused Disc Sw	4%			2055	**	5		
Fused Disc Sw	1%			2032	\$200	5		
Molded Case Bkrs	95%			2055	**	5	\$100	
Wiring								
Thermoplastic	90%			2053	**	1		
Thermoplastic	10%			2033	\$3,300	1		
Motor Controllers								
Locally Mounted	100%			2050	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	10%			2028	\$6,000	10	\$500	
<i>T-12 Lamps And Fixtures, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
LED	90%			2041	**			
Exterior Lighting								
LED	20%			2041	**			
No Component	80%							
Alarm								
Security System								
Generic	50%			2041	**	1	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Inside And Outside</i>								
<i>Explanation : CCTV Surveillance Camera</i>								
Generic	50%			2041	**	1	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Reading Area, Recreation Room, And Exit Doors</i>								
<i>Explanation : Intrusion Alarm And Motion Sensor</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2041	**	1-3	\$3,400	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Horns, Smoke Detectors, Alarm Bell, Manual Pull Box, And Fire Alarm Panel</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2053	**	1		
Conversion Equipment								
Steam Boiler	100%			2046	**	1	\$5,400	

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
ROSEDALE BRANCH QUEENS PUBLIC LIBRARY
Asset # : 15208

Mechanical System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating							
Distribution							
Steam Piping/Pump	80%		2053	**			
No Component	20%						
Air Conditioning							
Energy Source							
Electricity	100%		2049	**	1		
Conversion Equipment							
Ext Pkg Unit - Heating/Cooling	95%		2038	**	2	\$300	
Window/Wall Unit	5%		2031	\$1,000	1		
Heat Rejection							
Air Cooled Condenser Unit	100%		2038	**	2	\$3,800	
Ventilation							
Distribution							
Ductwork/Diffusers	100%		LIFE	**	2-5	\$3,000	
Exhaust Fans							
Interior	60%		2038	**	2	\$100	
Roof	40%		2038	**	2	\$100	
Plumbing							
H/C Water Piping							
Brass/Copper	80%		2053	**	1		
Galvanized Steel	20%		2046	**	1		
Water Heater With Tanks							
Gas Fired	100%		2031	\$16,900	2		
Sanitary Piping							
Cast Iron	100%		LIFE	**	1		
Fixtures							
Generic	100%						
Fire Suppression							
Sprinkler							
Generic	100%		2053	**	1-2	\$1,500	

Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation.
Estimates are rounded to the nearest hundred dollars.
Maintenance \$ are aggregated over a ten-year period. Site specific cost escalations are not included.
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Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : SAINT ALBANS BRANCH LIBRARY
Address : 191-05 LINDEN BLVD.
Borough : QUEENS **Agency's Number** : 53
Program / Asset # : QPL0S53.000 / 13312 **Yr Built/Renovated** : 1969 / 2004
Area Sq Ft : 7,062 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 07-Sep-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 11062 **Lot** : 24 **BIN** : 4238275

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$43,500			\$3,800
Interior Architecture	\$6,700	\$900	\$600	\$3,700
Electrical	\$23,700	\$800	\$700	\$10,900
Mechanical	\$900	\$2,400	\$1,300	\$2,400
Total	\$74,900	\$4,100	\$2,600	\$20,800
Importance Code A	\$43,500	\$700		\$4,400
Importance Code B	\$31,400	\$3,500	\$2,100	\$16,300
Importance Code C			\$600	
Total	\$74,900	\$4,100	\$2,600	\$20,800



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
SAINT ALBANS BRANCH LIBRARY
Asset # : 13312

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%	4+	\$43,500	LIFE	**	5	\$10,700	
<i>Joint Mortar Miss/Erod, Extent : Severe, Area Affected : 10%</i>								
<i>Location : All Facades And Below Window Sills</i>								
Metal Panel	5%			2054	**	5-10	\$4,600	
Pre-Cast Concrete	5%			LIFE	**	5	\$2,200	
Window Wall	10%			2054	**	5	\$5,000	
Windows								
Aluminum	100%			2050	**	5	\$1,700	
Roof								
Modified Bitumen	100%			2042	**	10	\$20,900	
<i>Recent Replace Evident, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Main Roof</i>								
Soffits								
Pre-Cast Concrete	100%			LIFE	**	5		
Interior								
Floors								
Carpet	70%			2035	\$129,700	3	\$14,800	
Cast in Place Concrete	5%			LIFE	**	5	\$1,200	
Mosaic Tile	5%			2047	**	5	\$1,300	
Vinyl Tile	20%			2042	**	3	\$800	
Interior Walls								
Ceramic Tile	5%			2043	**	5	\$1,100	
Concrete Masonry Unit	75%			LIFE	**	5	\$6,700	
Gypsum Board	20%			LIFE	**	5	\$2,700	
Ceilings								
AcousTileConcealSpLn	90%	Now	\$3,000	2047	**	5	\$5,900	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Meeting Room, Library Area, Offices</i>								
Gypsum Board	10%			LIFE	**	5	\$1,300	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			
On-Site Walkways								
Cast in Place Concrete	100%			2047	**			

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%			2054	**	5		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : Two 400 Ampere Main Disconnect Switches</i>								

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

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

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

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

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
Raceway								
Conduit	90%			2034	\$32,800	1		
Conduit	10%			2054	**	1		
Panelboards								
Fused Disc Sw	5%			2033	\$1,000	5		
Molded Case Bkrs	85%			2033	\$16,800	5	\$200	
Molded Case Bkrs	10%			2050	**	5		
Wiring								
Braided Cloth	70%	2-4	\$23,100	2059	**	1		
		<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
Thermoplastic	10%			2054	**	1		
Thermoplastic	20%			2034	\$6,600	1		
Motor Controllers								
Variable Frequency Drive	100%			2047	**			
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	5%			2039	**	10	\$300	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Lobby</i>						
LED	95%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2034	\$5,900	10	\$900	
Exit, Service	50%			2034	\$1,200	1		
Exterior Lighting								
HID	30%			2029	\$9,800	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$2,600	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Inside And Outside Of The Building</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$4,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Alarm Bells, Manual Pull Stations, Smoke Detectors, Strobe Lights, Fire Alarm Panel And Horns</i>						

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2054	**	1		
Conversion Equipment								
Radiant Heater	100%			2039	**	2	\$3,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Mechanical Room</i>								
<i>Explanation : 4 Gasoline Fired Hot Water Heaters Mounted On Side Of Air Handler</i>								
Terminal Devices								
Air Handler	100%			2039	**	1	\$4,400	
Air Conditioning								
Energy Source								
Electricity	100%			2050	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2039	**	1	\$3,300	
Distribution								
CW & CHW Wtr Pipe/Pump	100%			2054	**	4	\$500	
Terminal Devices								
Air Handler/Dir Expansion	100%			2039	**	1		
Heat Rejection								
Air Cooled Condenser Unit	100%			2039	**	2	\$4,900	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$3,900	
Exhaust Fans								
Interior	50%			2039	**	2	\$100	
No Component	50%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2054	**	1		
Water Heater With Tanks								
Gas Fired	100%			2032	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 17-Jan-2024 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16226 **Lot** : 1 **BIN** : 4304786

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture		\$59,500
Mechanical		\$381,100
Total		\$440,600
Importance Code B		\$440,600
Total		\$440,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$26,500			
Interior Architecture	\$13,700		\$4,200	\$300
Electrical	\$800	\$700	\$800	\$800
Mechanical	\$4,000	\$2,800	\$2,200	\$2,600
Site Enclosure	\$1,700			
Site Pavements	\$5,000			
Total	\$51,600	\$3,500	\$7,200	\$3,700
Importance Code A	\$26,800	\$400	\$400	\$400
Importance Code B	\$18,500	\$3,100	\$6,700	\$3,300
Importance Code C	\$6,300		\$100	
Total	\$51,600	\$3,500	\$7,200	\$3,700



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast in Place Concrete	10%	4+	\$2,100	LIFE	**	5	\$8,900	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Various Spots, Base Perimeter</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Right Elevation, Base</i>								
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : Panels Over And Below Windows And Base Perimeter</i>								
Concrete Masonry Unit	85%	4+	\$20,100	LIFE	**	5	\$9,500	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Exterior Facades</i>								
<i>Explanation : Split Face Exposed Aggregate Concrete Masonry Block</i>								
Window Wall	5%			2045	**	5	\$3,300	
Parapets								
Concrete Masonry Unit	40%			LIFE	**	5-10	\$5,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Exterior Facing Parapet</i>								
<i>Explanation : Split Face Exposed Aggregate Concrete Masonry Block. Low Height Parapet</i>								
Metal Panel	50%			2045	**	5	\$4,700	
No Component	10%							
Roof								
Modified Bitumen	100%			2040	**	10	\$21,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : Snow Covered Surface</i>								
Interior								
Floors								
Carpet	70%			2034	\$133,300	3	\$11,400	
Cast in Place Concrete	5%	Now	\$2,300	LIFE	**	5	\$1,200	
<i>Loose/Delam Surface, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Mechanical Room</i>								
<i>Other Observation, Extent : Severe, Area Affected : 1%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Rebars Are Exposed On Floor</i>								
Ceramic Tile	5%			2038	**	5	\$500	
Vinyl Tile	20%	0-2	\$3,000	2035	\$59,500	3	\$800	
<i>Worn/Eroded, Extent : Light, Area Affected : 20%</i>								
<i>Location : Staff Office And Break Room</i>								
Interior Walls								
Ceramic Tile	5%			2038	**	5	\$300	
Concrete Masonry Unit	75%			LIFE	**	5	\$3,400	
Gypsum Board	20%			LIFE	**	5-10	\$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
SEASIDE BRANCH LIBRARY
Asset # : 13313

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%	Now	\$3,200	2048	**	5	\$4,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Staff Room</i>								
<i>Water Penetration, Extent : Light, Area Affected : 5%</i>								
<i>Location : Staff Room</i>								
Exposed Struc: Steel	5%			LIFE	**	10	\$1,100	
Gypsum Board	5%			LIFE	**	5-10	\$1,900	
Site Enclosure								
Fence/Gates								
Chain Link	85%			2055	**			
Iron Picket	15%	Now	\$1,200	2055	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Gate At Beach 117th Street</i>								
<i>Deteriorated Finish, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Gate At Beach 117th Street</i>								
Retaining Walls								
Cast in Place Concrete	100%	4+	\$500	2055	**			
<i>Loose/Delam Surface, Extent : Light, Area Affected : 10%</i>								
<i>Location : Rear Of Building</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	65%			2048	**			
Cast in Place Concrete	5%	Now	\$2,900	2052	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Front Of Property</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Right Side Of Property Near Tree</i>								
Pavers/Stone	30%			2044	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Front Of Property</i>								
<i>Explanation : Red Brick Pavers</i>								
On-Site Walkways								
Cast in Place Concrete	25%	2-4	\$2,100	2040	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
<i>Misaligned/Bulging, Extent : Light, Area Affected : 5%</i>								
<i>Location : Rear Of Building</i>								
Cast in Place Concrete	75%			2040	**			

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

Under 600 Volts

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

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

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

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

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%			2035	\$43,000	5	\$200	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Electrical Room</i>							
	<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>							
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
Raceway								
Conduit	80%			2035	\$29,200	1		
Conduit	20%			2055	**	1		
Panelboards								
Molded Case Bkrs	80%			2034	\$15,800	5	\$200	
Molded Case Bkrs	20%			2051	**	5		
Wiring								
Thermoplastic	80%			2035	\$26,400	1		
Thermoplastic	20%			2055	**	1		
Motor Controllers								
Locally Mounted	80%			2040	**	5		
Locally Mounted	20%			2033	\$4,700	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
LED	100%			2043	**			
Egress Lighting								
Emergency, Battery	50%			2043	**	10	\$900	
Exit, Service	50%			2043	**	1		
Exterior Lighting								
LED	20%			2043	**			
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	\$13,500	1	\$2,700	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Intrusion Alarm Only. Motion Sensors</i>							
Fire/Smoke Detection								
Generic, Analog	100%			2040	**	1-3	\$4,500	
	<i>Other Observation, Extent : N/A, Area Affected : 100%</i>							
	<i>Location : Throughout The Building</i>							
	<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>							

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$3,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
Terminal Devices								
Air Handler	100%			2035	\$135,400	1	\$4,500	
Controls								
Electrical	100%			2030	\$40,000			
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	\$106,100	1	\$3,400	
<i>R-134a Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : 1 Unit. Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	\$139,600	1	\$4,500	
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	\$20,800	2	\$5,100	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,400	
Exhaust Fans								
Interior	70%			2035	\$22,300	2	\$200	
Roof	30%			2035	\$4,200	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater With Tanks								
Electric	100%			2034	\$23,400	4		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : One 40 Gallon</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 04-Jan-2024 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1
Block : 10907 **Lot** : 30 **BIN** : 4442263

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$93,300	
Interior Architecture		\$90,800
Electrical		\$70,000
Mechanical		\$332,300
Total	\$93,300	\$493,100
Importance Code A	\$93,300	
Importance Code B		\$493,100
Total	\$93,300	\$493,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$72,100		\$1,000	
Interior Architecture	\$7,400		\$6,600	\$1,000
Electrical	\$1,000	\$600	\$600	\$700
Mechanical	\$3,700	\$2,500	\$2,100	\$2,300
Site Pavements	\$300			
Total	\$84,500	\$3,000	\$10,300	\$4,000
Importance Code A	\$72,400	\$300	\$1,300	\$300
Importance Code B	\$7,800	\$2,700	\$9,000	\$3,400
Importance Code C	\$4,300			\$300
Total	\$84,500	\$3,000	\$10,300	\$4,000



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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick Cavity	85%	Now	\$93,300	LIFE	**	5	\$10,800	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Rear Facade</i>								
<i>Painted Surfaces, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Front And Left Side Facades</i>								
Metal Sect. OHD	5%			2048	**	5	\$2,000	
Window Wall	10%	Now	\$15,300	2061	**	5	\$2,400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Front And Left Side Facades</i>								
Windows								
Aluminum	100%	Now	\$33,900	2060	**	5	\$400	
<i>Air Infiltration, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : All Building Facades</i>								
<i>Weather Strip Missing, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Exterior Of East Facade</i>								
<i>Other Observation, Extent : Severe, Area Affected : 100%</i>								
<i>Location : All Building Facades</i>								
<i>Explanation : Thermally Inefficient</i>								
Roof								
Modified Bitumen	100%	Now	\$20,500	2043	**			1
<i>Miss/Damaged Flashings, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Partywall At Building Joint</i>								
<i>Other Observation, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Roof Above Kitchen Area</i>								
<i>Explanation : Soft Spot On Roof. Missing Or Damaged Subsurface.</i>								
Soffits								
Cast in Place Concrete	100%	Now	\$2,400	LIFE	**	5	\$2,000	
<i>Paint Peeling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Entrance</i>								
Interior								
Floors								
Carpet	50%			2034	\$83,000	3	\$7,100	
Cast in Place Concrete	10%	4+	\$1,600	LIFE	**	5	\$2,100	
<i>Paint Peeling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2044	**	5	\$500	
Vinyl Tile	35%			2035	\$90,800	3	\$1,700	
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$700	
Concrete Masonry Unit	30%			LIFE	**	5	\$3,200	
Glass: Single Pane	5%			LIFE	**	5	\$1,000	
Gypsum Board	60%	Now	\$2,200	LIFE	**	5	\$4,800	
<i>Broken/Missing Elements, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Missing Baseboards At South And West Walls</i>								

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

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

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

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

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Ceilings								
AcousTileSusp.Lay-In	90%			2048	**	5	\$8,500	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations</i>								
Exposed Struc: Concrete	10%			LIFE	**	5-10	\$1,200	
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	98%			2048	**			
Cast in Place Concrete	2%	0-2	\$300	2048	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Front And Left Side Of Property</i>								
On-Site Walkways								
Cast in Place Concrete	100%			2048	**			
Electrical								
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Electrical Room</i>								
<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
Raceway								
Conduit	80%			2035	\$29,200	1		
Conduit	20%			2055	**	1		
Panelboards								
Molded Case Bkrs	80%			2051	**	5	\$100	
Molded Case Bkrs	20%			2034	\$4,000	5		
Wiring								
Thermoplastic	20%			2035	\$6,600	1		
Thermoplastic	80%			2055	**	1		
Motor Controllers								
Locally Mounted	50%			2040	**	5		
Variable Frequency Drive	50%			2052	**			
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. Estimates are rounded to the nearest hundred dollars.

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

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

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

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	10%			2035	\$7,000	10	\$600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Fluorescent	90%			2035	\$63,000	10	\$5,200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-5 Lamps</i>								
Egress Lighting Emergency, Battery Exit, LED	50%			2035	\$5,300	10	\$800	
	50%			2050	**	1		
Exterior Lighting Fluorescent	30%			2030	\$7,500	10	\$200	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Perimeter</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
No Component	70%							
Alarm								
Security System Generic	100%			2035	\$11,800	1	\$2,400	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Outside Perimeter</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection Generic, Analog	100%			2035	\$16,200	1-3	\$4,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source Natural Gas	100%			2055	**	1		
Conversion Equipment Hot Water Boiler	100%			2055	**	1	\$3,100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 2 Brand New Units</i>								

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Distribution								
Hot Wtr Piping/Pump	10%	Now	\$100	2043	**	4		
<i>Not Insulated, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Hot Wtr Piping/Pump	90%			2043	**	4	\$400	
Terminal Devices								
Air Handler	100%			2035	\$118,000	1	\$3,900	
Controls								
Electrical	100%			2033	\$34,900			
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	100%			2035	\$92,500	1	\$2,900	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2035	\$121,700	1	\$3,900	
Heat Rejection								
Air Cooled Condenser Unit	100%			2035	\$18,200	2	\$4,400	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$5,600	
Exhaust Fans								
Interior	80%			2035	\$22,300	2	\$200	
Roof	20%			2035	\$2,400	2		
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2055	**	1		
Water Heater With Tanks								
Gas Fired	100%			2034	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 30 Gallons Unit</i>								
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Submersible	100%			2028	\$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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 2026 - 2029	FY 2030 - 2035
Mechanical		\$279,100
Total		\$279,100
Importance Code B		\$279,100
Total		\$279,100

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$19,900	\$2,300		\$500
Interior Architecture		\$2,800		\$8,700
Electrical	\$10,100	\$500	\$300	\$300
Mechanical	\$9,300	\$2,700	\$3,900	\$19,100
Site Enclosure	\$1,200			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$47,800	\$15,500	\$11,400	\$35,800
Importance Code A	\$20,700	\$3,000	\$700	\$1,200
Importance Code B	\$25,800	\$12,500	\$10,600	\$34,600
Importance Code C	\$1,200			
Total	\$47,800	\$15,500	\$11,400	\$35,800



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		Priority	
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Masonry: Brick Cavity	60%			LIFE	**	5	\$9,400	
Metal Coiling Doors	2%			2044	**	5	\$1,000	
Pre-Cast Concrete	30%			LIFE	**	5	\$15,200	
Window Wall	8%			2051	**	5	\$4,700	
Windows								
Aluminum	95%			2047	**	5	\$4,500	
Metal Louvers	5%			2040	**	10	\$1,500	
Parapets								
Concrete Masonry Unit	75%			LIFE	**	5	\$700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Parapet Walls</i>								
<i>Explanation : Covered With Roof Membrane</i>								
Metal Panel	25%			2051	**	5	\$800	
Roof								
Modified Bitumen	85%			2036	**	10	\$17,200	
Skylight, Metal/Glass	5%			2051	**	10	\$3,400	
Sloped Glazing	10%			LIFE	**	5	\$27,000	
Soffits								
Alum/Vinyl Siding	100%			2051	**	10		
Interior								
Floors								
Carpet	25%			2030	\$95,200	3	\$8,100	
Cast in Place Concrete	35%			LIFE	**	5	\$16,600	
Ceramic Tile	38%			2040	**	5	\$8,300	
Vinyl Tile	2%			2036	**	3	\$200	
Interior Walls								
Ceramic Tile	5%			2040	**	5	\$600	
Concrete Masonry Unit	80%			LIFE	**	5	\$3,800	
Gypsum Board	10%			LIFE	**	5	\$700	
Masonry: Brick	5%			LIFE	**			
Ceilings								
AcousTileSusp.Lay-In	80%			2044	**	5	\$17,400	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	15%			LIFE	**	5	\$4,100	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$1,200	2066	**			
<i>Impact Damage, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Side Yard</i>								
Retaining Walls								
Cast in Place Concrete	100%			2066	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2036	**			
On-Site Walkways								
Cast in Place Concrete	100%			2044	**			

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

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

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

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

System Component Type	Current Repair		Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts							
Service Equipment							
Fused Disc Sw	100%		2051	**	5	\$100	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Electrical Room Basement</i>					
		<i>Explanation : One 1,200 Ampere Main Disconnect Switch</i>					
Switchgear / Switchboard							
Fused Disc Sw	100%		2051	**	5	\$100	
Raceway							
Conduit	100%		2051	**	1		
Panelboards							
Fused Disc Sw	5%		2047	**	5		
Molded Case Bkrs	95%		2047	**	5	\$400	
Wiring							
Thermoplastic	100%		2051	**	1		
Motor Controllers							
Locally Mounted	100%		2044	**	5	\$100	
Ground							
Grounding Devices							
Generic	100%		LIFE	**	5	\$200	
Lighting							
Interior Lighting							
Fluorescent	55%		2036	**	10	\$7,300	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Throughout The Building</i>					
		<i>Explanation : T-8 Lamps</i>					
Fluorescent	5%		2036	**	10	\$700	
		<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>					
		<i>Location : Basement And First Floor</i>					
LED	40%		2039	**			
Egress Lighting							
Emergency, Battery	50%		2036	**	10	\$1,800	
Exit, LED	50%		2059	**	1		
Exterior Lighting							
HID	30%		2036	**	10		
No Component	70%						
Alarm							
Security System							
No Component	80%						
Generic	20%		2036	**	1	\$1,100	
Fire/Smoke Detection							
No Component	80%						
Generic, Digital	20%		2036	**	1-3	\$1,800	

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

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

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

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

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2051	**	1		
Conversion Equipment								
Furnace	100%			2036	**	1	\$7,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Three Units</i>								
Distribution								
Hot Wtr Piping/Pump	90%			2047	**	4	\$1,000	
No Component	10%							
Air Conditioning								
Energy Source								
Electricity	100%			2047	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	100%			2036	**	2	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : One Unit</i>								
Terminal Devices								
Air Handler/Cool/Ht	100%			2031	\$279,100	1	\$9,000	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$8,100	
Exhaust Fans								
Roof	100%			2036	**	2	\$400	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2057	**	1		
Water Heater With Tanks								
Gas Fired	100%			2029	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%	0-2	\$5,100	LIFE	**	1		
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : Occasional Flooding</i>								
Sump Pump(s)								
Non-Submersible	100%			2036	**	4	\$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.
Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH JAMAICA BRANCH LIBRARY

Asset # : 13394

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

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 13-Nov-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 16948 **Lot** : 8 **BIN** : 4254814

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Electrical		\$82,100
Mechanical		\$243,100
Total		\$325,200
Importance Code B		\$325,200
Total		\$325,200

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$33,300		\$500	
Interior Architecture	\$15,200		\$4,200	\$600
Electrical	\$26,200	\$700	\$700	\$900
Mechanical	\$4,100	\$2,000	\$2,200	\$1,800
Site Pavements	\$3,500			
Total	\$82,200	\$2,700	\$7,600	\$3,300
Importance Code A	\$33,700	\$400	\$900	\$400
Importance Code B	\$45,300	\$2,300	\$6,800	\$2,700
Importance Code C	\$3,200			\$200
Total	\$82,200	\$2,700	\$7,600	\$3,300



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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Glass Block	5%			LIFE	**	5	\$800	
<i>Other Observation, Extent : N/A, Area Affected : 10%</i>								
<i>Location : Roof Area</i>								
<i>Explanation : Clearstory</i>								
Masonry: Brick	80%			LIFE	**	5	\$19,600	
<i>Graffiti, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Right Side Of Building</i>								
<i>Vegetation Growth, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Right Side Of Property</i>								
Metal Coiling Doors	10%			2040	**	5	\$3,800	
Window Wall	5%			2045	**	5	\$2,300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Front Elevation</i>								
<i>Explanation : Thermally Inefficient</i>								
Windows								
Aluminum	100%			2043	**	5	\$1,000	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								
<i>Explanation : Thermally Inefficient</i>								
Roof								
Modified Bitumen	100%	Now	\$23,100	2040	**			
<i>Drains Inad/Misposn, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Roof Not Sufficiently Pitched To Drains</i>								
<i>Ponding, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Roof Located On North Side Of Clerestory And Main Roof</i>								
<i>Recent Installation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : All Roofs Replacement 2019</i>								
Soffits								
Stucco Cement	100%			2040	**	5	\$2,200	
Interior								
Floors								
Carpet	70%			2034		3	\$11,700	
Ceramic Tile	5%			2038	**	5	\$600	
Vinyl Tile	25%	0-2	\$1,500	2040	**	3	\$1,000	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Staff Lounge</i>								
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$400	
Concrete Masonry Unit	85%			LIFE	**	5	\$5,600	
Plaster	10%	Now	\$400	LIFE	**	5	\$200	
<i>Water Penetration, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Clerestory, Left Side Near Entry</i>								

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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

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

Interior

Ceilings

AcousTileSusp.Lay-In	85%	4+	\$8,000	2040	**	5	\$4,900	
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Broken/Missing Elements, Extent : Severe, Area Affected : 5%

Location : In Front Of Entry

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	
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Plaster	10%			LIFE	**	5-10	\$2,000	
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%	Now	\$3,500	2040	**			
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Cracking/Crumbling, Extent : Moderate, Area Affected : 10%

Location : Front Entry Area

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

Location : Front Entry

On-Site Walkways

Cast in Place Concrete	100%			2048	**			
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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%			2035	\$43,000	5	\$200	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : No Available Nameplate Rating Capacity

Switchgear / Switchboard

Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
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Raceway

Conduit	80%			2045	**	1		
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Conduit	20%			2045	**	1		
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Panelboards

Fused Disc Sw	10%			2043	**	5		
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Molded Case Bkrs	80%			2034	\$15,800	5	\$200	
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Molded Case Bkrs	10%			2043	**	5		
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Wiring

Thermoplastic	100%			2045	**	1		
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Motor Controllers

Locally Mounted	100%			2033	\$23,700	5	\$100	
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Ground

Grounding Devices

Generic	100%			LIFE	**	5	\$200	
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Lighting

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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Lighting								
Interior Lighting Fluorescent	98%			2030	\$80,400	10	\$6,700	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : T-12 Lamps</i>								
Fluorescent	2%			2030	\$1,600	10	\$100	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Mechanical Room</i>								
<i>Explanation : Compact Fluorescent Lights</i>								
Egress Lighting								
Emergency, Battery	50%			2035	\$6,200	10	\$900	
Exit, Battery	50%			2035	\$4,200	10	\$300	
Exterior Lighting								
LED	20%			2035	\$7,900			
No Component	80%							
Alarm								
Security System								
Generic	100%			2035	\$13,800	1	\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas, Front Of The Building</i>								
<i>Explanation : CCTV Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Analog	100%	2-4	\$19,000	2045	**	1-3	\$4,200	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Obsolete Fire Alarm System, Manual Pull Stations And Alarm Bells Only</i>								

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2040	**	1	\$3,700	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : One Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2043	**	4	\$500	
Terminal Devices								
Air Handler	80%			2035	\$110,700	1	\$3,700	
Convactor/Radiator	20%			2033	\$12,000	1	\$500	
Controls								
Electrical	100%			2033	\$40,900			

Air Conditioning

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

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

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

QUEENS PUBLIC LIBRARY - 039
SOUTH OZONE PARK BRANCH LIBRARY
Asset # : 13315

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Reciprocating Compr/Chiller	30%			2030	\$32,500	1	\$1,000	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Reciprocating Compr/Chiller	40%			2043	**	1	\$1,400	
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
		<i>Explanation : R-438a</i>						
Exterior Pkg Unit - Cooling	30%			2035	\$24,200	2	\$100	
		<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>						
		<i>Location : Roof</i>						
Terminal Devices								
Air Handler/Cool/Ht No Component	70%			2035	\$99,900	1	\$3,200	
	30%							
Heat Rejection								
Air Cooled Condenser Unit	30%			2030	\$6,400	2	\$1,600	
Air Cooled Condenser Unit	40%			2043	**	2	\$2,100	
No Component	30%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,600	
Exhaust Fans								
Roof	100%			2035	\$14,300	2	\$200	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2045	**	1		
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,900	2		
		<i>Other Observation, Extent : Light, Area Affected : 100%</i>						
		<i>Location : First Floor</i>						
		<i>Explanation : 30 Gallon</i>						
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Fixtures								
Generic	100%							

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 17-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 831 **Lot** : 15 **BIN** : 4016923

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture		\$131,900
Interior Architecture	\$84,000	\$88,100
Mechanical		\$356,600
Total	\$84,000	\$576,600
Importance Code A		\$131,900
Importance Code B		\$444,700
Importance Code C	\$84,000	
Total	\$84,000	\$576,600

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$21,500			
Interior Architecture	\$5,200	\$5,700		\$25,900
Electrical	\$22,400	\$1,200	\$1,100	\$25,800
Mechanical	\$1,800	\$900	\$2,200	\$900
Site Pavements	\$3,800			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$62,000	\$15,000	\$10,500	\$59,800
Importance Code A	\$22,100	\$500	\$500	\$700
Importance Code B	\$36,100	\$13,900	\$10,000	\$59,100
Importance Code C	\$3,800	\$600		
Total	\$62,000	\$15,000	\$10,500	\$59,800



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
STEINWAY BRANCH LIBRARY
Asset # : 13316

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$18,000	
Masonry: Limestone	15%			LIFE	**	5	\$2,500	
Stucco Cement	5%	Now	\$6,300	2039	**	5	\$1,400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Rear Of Building In Areaway</i>								
<hr/>								
Windows								
Aluminum	100%	0-2	\$12,100	2042	**	5	\$2,600	
<i>Unit Inoperable, Extent : Light, Area Affected : 5%</i>								
<i>Location : Throughout</i>								
<hr/>								
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$1,800	
Masonry: Limestone	5%	Now	\$2,300	LIFE	**	5	\$100	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<i>Caulking Deteriorated, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Coping</i>								
<hr/>								
Roof								
Modified Bitumen	100%			2034	\$131,900	10	\$12,200	
<hr/>								
Soffits								
Cast in Place Concrete	100%	0-2	\$800	LIFE	**	5	\$1,300	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Front Entry</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Front Facade</i>								
<hr/>								
Interior								
Floors								
Carpet	60%			2030	\$169,200	3	\$14,500	
Cast in Place Concrete	5%	4+	\$3,400	LIFE	**	5	\$1,800	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Basement</i>								
<hr/>								
Ceramic Tile	3%			2037	**	5	\$500	
Terrazzo	10%			LIFE	**	5	\$1,300	
Vinyl Tile	20%	Now	\$1,800	2034	\$88,100	3	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Program Room</i>								
<hr/>								
Vinyl Tile 9" X 9"	2%			2029	\$25,500	3	\$200	

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

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

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

Interior

Interior Walls

Ceramic Tile	3%			2037	**	5	\$1,200	
Concrete Masonry Unit	5%			LIFE	**	5	\$800	
Masonry: Brick	7%			LIFE	**			
Plaster	85%	Now	\$84,000	LIFE	**	5	\$10,500	

Loose/Delam Surface, Extent : Moderate, Area Affected : 5%

Location : 2nd Floor Reading Room Windows, Child Room And Meeting Room

Paint Peeling, Extent : Light, Area Affected : 2%

Location : Stair Behind Front Desk

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

Location : Basement At Elevator

Ceilings

Exposed Struc: Concrete	10%			LIFE	**	5	\$300	
Plaster	90%			LIFE	**	5	\$9,100	

Site Enclosure

Fence/Gates

Aluminum Picket	30%			2044	**			
Chain Link	70%			2044	**			

Free Standing Walls

Masonry: Brick	100%			2044	**			
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Retaining Walls

Cast in Place Concrete	100%			2054	**			
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Site Pavements

Public Sidewalk

Cast in Place Concrete	100%			2039	**			
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On-Site Walkways

Cast in Place Concrete	100%	4+	\$3,800	2039	**			
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Cracking/Crumbling, Extent : Light, Area Affected : 5%

Location : Rear Areaways

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	10%			2034	\$400	5		
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 200 Ampere Main Disconnect Switch For Emergency

Molded Case Bkrs	90%			2034	\$38,700	5	\$300	
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Other Observation, Extent : N/A, Area Affected : 100%

Location : Electrical Room

Explanation : One 400 Ampere Main Disconnect Switch

Switchgear / Switchboard

Molded Case Bkrs	100%			2034	\$43,000	5	\$300	
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Note : All component repairs \$ estimates are in current dollars and are not escalated for potential future inflation. Estimates are rounded to the nearest hundred dollars.

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Raceway								
Conduit	90%			2034	\$32,800	1		
Conduit	10%			2044	**	1		
Panelboards								
Fused Disc Sw	5%			2033	\$1,000	5		
Molded Case Bkrs	85%			2033	\$16,800	5	\$200	
Molded Case Bkrs	10%			2050	**	5		
Wiring								
Braided Cloth	65%	2-4	\$21,400	2059	**	1		
<i>Insulation Aged, Extent : Severe, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Thermoplastic	30%			2034	\$9,900	1		
Thermoplastic	5%			2054	**	1		
Motor Controllers								
Locally Mounted	80%			2047	**	5	\$100	
Locally Mounted	20%			2032	\$9,500	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	5%			2034	\$5,900	10	\$500	
<i>Compact Fluorescent Light, Extent : Light, Area Affected : 100%</i>								
<i>Location : Stairwell Landings</i>								
LED	95%			2039	**			
Egress Lighting								
Emergency, Battery	50%			2029	\$8,900	10	\$1,300	
Exit, Service	50%			2029	\$1,800	1		
Exterior Lighting								
HID	25%			2029	\$12,400	10		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Outside Perimeter And Roof</i>								
<i>Explanation : Operated Via Photocell And Timer</i>								
No Component	75%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$4,000	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Surveillance Cameras</i>								
Fire/Smoke Detection								
Generic, Digital	100%			2039	**	1-3	\$6,600	

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	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
STEINWAY BRANCH LIBRARY
Asset # : 13316

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2044	**	1		
Conversion Equipment								
Hot Water Boiler	100%			2039	**	1	\$5,300	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Hot Wtr Piping/Pump	100%			2042	**	4	\$800	
Terminal Devices								
Convactor/Radiator	80%			2039	**	1	\$2,800	
No Component	20%							
<i>Other Observation, Extent : N/A, Area Affected : 0%</i>								
<i>Location : Basement</i>								
<i>Explanation : See Air Conditioning Split Units</i>								
Controls								
Digital	100%			2032			\$306,000	
Air Conditioning								
Energy Source								
Electricity	100%			2042	**	1		
Conversion Equipment								
Exterior Pkg Unit - Cooling	70%			2039	**	2	\$500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : 3 Units</i>								
Split Unit	20%			2034			\$50,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : With Duct Hot Water Heating Coils</i>								
Split Unit	10%			2039	**			
Heat Rejection								
Air Cooled Condenser Unit	30%			2034		2	\$2,200	
No Component	70%							
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,000	
Exhaust Fans								
Roof	100%			2034		2	\$300	
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2044	**	1		

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

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

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

QUEENS PUBLIC LIBRARY - 039
STEINWAY BRANCH LIBRARY
Asset # : 13316

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Plumbing								
Water Heater With Tanks Gas Fired	100%			2032	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Basement</i>								
<i>Explanation : 29 Gallon Capacity</i>								
Sanitary Piping Cast Iron	100%			LIFE	**	1		
Storm Drain Piping Cast Iron	100%			LIFE	**	1		
Sewage Ejector(s) Electric	100%			2034	\$5,600	4	\$600	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : First Floor To Second Floor</i>								
<i>Explanation : 1 Unit</i>								

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 14-Apr-2023 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 173 **Lot** : 16 **BIN** : 4002111

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture				\$24,300
Interior Architecture		\$9,800	\$300	
Electrical	\$700	\$900	\$700	\$9,300
Mechanical	\$1,200	\$1,000	\$1,500	\$1,000
Site Pavements	\$13,700			
Total	\$15,600	\$11,700	\$2,500	\$34,600
Importance Code A	\$400	\$400	\$400	\$24,800
Importance Code B	\$15,100	\$11,300	\$2,000	\$9,800
Importance Code C	\$100		\$100	
Total	\$15,600	\$11,700	\$2,500	\$34,600



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
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	80%			LIFE	**	5	\$8,800	
<i>Painted Surfaces, Extent : Light, Area Affected : 100%</i>								
<i>Location : All Facades</i>								
Window Wall	20%			2054	**	5	\$8,200	
Windows								
Aluminum	100%			2050	**	5	\$500	
Roof								
Modified Bitumen	90%			2039	**	10	\$20,200	
Skylight, Metal/Glass	10%			2054	**	10	\$7,500	
Interior								
Floors								
Carpet	67%			2033	\$140,500	3	\$12,000	
Cast in Place Concrete	5%			LIFE	**	5	\$1,300	
Ceramic Tile	3%			2043	**	5	\$400	
Vinyl Tile	25%			2039	**	3	\$1,100	
Interior Walls								
Ceramic Tile	3%			2043	**	5	\$200	
Concrete Masonry Unit	50%			LIFE	**	5	\$1,400	
Folding Partition	2%			2050	**	5	\$400	
Gypsum Board	45%			LIFE	**	5	\$1,900	
Ceilings								
AcousTileSusp.Lay-In	90%			2047	**	5	\$10,800	
Exposed Struc: Steel	5%			LIFE	**			
Gypsum Board	5%			LIFE	**	5	\$700	
Site Enclosure								
Free Standing Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$13,600	2047	**			
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Front Of Library At Tree Pits</i>								
<i>Tripping Hazard, Extent : Severe, Area Affected : 2%</i>								
<i>Location : Front Of Library At Tree Pits</i>								
On-Site Walkways								
Cast in Place Concrete	95%			2039	**			
Panel/Paver: Cer/Brk	5%	2-4	\$100	2042	**	5	\$100	
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Right Side Of Library</i>								

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

Under 600 Volts

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

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

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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2034	\$43,000	5	\$200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes</i>						
Switchgear / Switchboard								
Molded Case Bkrs	100%			2054	**	5	\$200	
Raceway								
Conduit	100%			2054	**	1		
Panelboards								
Fused Disc Sw	10%			2050	**	5		
Molded Case Bkrs	90%			2050	**	5	\$200	
Wiring								
Thermoplastic	100%			2054	**	1		
Motor Controllers								
Locally Mounted	100%			2047	**	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$100	
Lighting								
Interior Lighting								
Fluorescent	90%			2039	**	10	\$6,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Reading Areas</i>						
		<i>Explanation : T-5 Lamps</i>						
Fluorescent	4%			2039	**	10	\$300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Front Desk Area</i>						
		<i>Explanation : Compact Fluorescent Light Fixtures</i>						
Fluorescent	6%			2039	**	10	\$400	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Kitchen, Locker Room And Offices</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2039	**	10	\$1,000	
Exit, LED	50%			2062	**	1		
Exterior Lighting								
HID	30%			2034	\$11,100	10		
No Component	70%							
Alarm								
Security System								
Generic	100%			2039	**	1	\$3,000	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Reading Areas And Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Cameras</i>						

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

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

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

QUEENS PUBLIC LIBRARY - 039
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

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

Alarm

Fire/Smoke Detection
Generic, Analog

100% 2039 ** 1-3 \$4,900

Other Observation, Extent : N/A, Area Affected : 100%

Location : Throughout The Building

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

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

Heating

Energy Source

Natural Gas

100% 2054 ** 1

Conversion Equipment

Hot Water Boiler

100% 2047 ** 1 \$4,000

Other Observation, Extent : N/A, Area Affected : 100%

Location : Boiler Room

Explanation : 1 Unit

Distribution

Hot Wtr Piping/Pump

100% 2042 ** 4 \$600

Terminal Devices

Air Handler

100% 2039 ** 1 \$4,900

Air Conditioning

Energy Source

Electricity

100% 2050 ** 1

Conversion Equipment

Ext Pkg Unit -
Heating/Cooling

100% 2039 ** 2 \$500

Other Observation, Extent : N/A, 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% 2039 ** 2 \$100

Roof

50% 2039 ** 2 \$100

Plumbing

H/C Water Piping

Brass/Copper

100% 2054 ** 1

Water Heater With Tanks

Gas Fired

100% 2032 \$16,900 2

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

Location : 1st Floor

Explanation : 50 Gallons

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
SUNNYSIDE BRANCH LIBRARY
Asset # : 13317

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Storm Drain Piping							
	Cast Iron	100%			LIFE	**	1	
	Sump Pump(s)							
	Non-Submersible	100%			2034	\$1,600	4	\$300
	Fixtures							
	Generic	100%						

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 19-Oct-2022 **Landmark Status** : NONE
Areas Surveyed : Roof, Floors 1
Block : 4717 **Lot** : 25 **BIN** : 4107201

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture	\$686,200	
Mechanical	\$131,000	\$171,300
Site Enclosure	\$133,700	
Total	\$951,000	\$171,300
Importance Code A		\$77,500
Importance Code B	\$951,000	\$93,700
Total	\$951,000	\$171,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$63,900	\$1,200		\$35,100
Interior Architecture	\$38,100	\$600	\$300	\$1,000
Electrical	\$20,500	\$800	\$800	\$1,800
Mechanical	\$500	\$18,500	\$1,100	\$51,600
Site Enclosure	\$38,000			
Site Pavements	\$45,800			
Total	\$206,700	\$21,100	\$2,100	\$89,500
Importance Code A	\$64,200	\$1,600	\$400	\$35,600
Importance Code B	\$87,400	\$19,500	\$1,700	\$53,900
Importance Code C	\$55,100			
Total	\$206,700	\$21,100	\$2,100	\$89,500



*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
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Exterior								
Exterior Walls								
Cast in Place Concrete	10%			LIFE	**	5	\$3,400	
Masonry: Brick	90%			LIFE	**	5	\$6,100	
Windows								
Aluminum	95%			2042	**	5	\$1,400	
Metal Louvers	5%			2037	**	10	\$500	
Roof								
Built-Up (BUR)	10%	Now	\$48,500	2044	**			
<i>Ponding, Extent : Severe, Area Affected : 75%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Over Main Entry, Staff Room, Work Room</i>								
Metal Panel	80%			2039	**	10	\$35,100	
Roll Roofing	10%	Now	\$15,400	2036	**	5	\$2,000	
<i>Ponding, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Rear Meeting Room And Offices</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 50%</i>								
<i>Location : Throughout</i>								
Interior								
Floors								
Carpet	10%			2033	\$19,300	3	\$1,700	
Cast in Place Concrete	10%			LIFE	**	5	\$2,400	
Ceramic Tile	5%			2043	**	5	\$600	
Vinyl Tile	5%	4+	\$3,000	2034	\$15,100	3	\$200	
<i>Uneven Surface, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Small Hallway</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Back Corridor</i>								
Vinyl Tile 9" X 9"	70%	Now	\$30,600	2029	\$611,500	3	\$2,900	
<i>Worn/Eroded, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Work Area And Offices</i>								
Interior Walls								
Concrete Masonry Unit	50%			LIFE	**	5	\$1,700	
Glass: Single Pane	10%			LIFE	**	5	\$600	
Masonry: Brick	30%			LIFE	**			
Plaster	10%			LIFE	**	5	\$200	

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

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

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Ceilings								
AcousTileConcealSpLn	85%	Now	\$74,700	2047	**	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%	Now	\$4,500	2039	**	5	\$300	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : Rear Offices And Lounges</i>								
Exposed Struc: Concrete	10%			LIFE	**	5	\$200	
Site Enclosure								
Fence/Gates								
Iron Picket	100%	4+	\$38,000	2069	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
Retaining Walls								
Cast in Place Concrete	100%	Now	\$133,700	2084	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Throughout Rear And Side Yards</i>								
<i>Exposed Reinforcement, Extent : Severe, Area Affected : 5%</i>								
<i>Location : At Large Vertical Cracks</i>								
<i>Misaligned/Bulging, Extent : Severe, Area Affected : 60%</i>								
<i>Location : Rear Of Building And Side</i>								
<i>Spalling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Throughout</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%	Now	\$28,600	2047	**			
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Throughout</i>								
<i>Misaligned/Bulging, Extent : Moderate, Area Affected : 2%</i>								
<i>Location : 14th Road</i>								
On-Site Walkways								
Cast in Place Concrete	70%			2039	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 1%</i>								
<i>Location : Front Entry</i>								
Masonry: Granite	30%			LIFE	**			
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Ramp</i>								
<i>Explanation : Exterior Ramp</i>								
Parking/Driveway								
Asphalt	100%	Now	\$17,200	2043	**			
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Side Of Building</i>								

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

QUEENS PUBLIC LIBRARY - 039
WHITESTONE BRANCH LIBRARY
Asset # : 13319

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

Site Pavements

Activity Yard

Pavers/Stone

100%

2043

* *

*Other Observation, Extent : Moderate, Area Affected : 5%**Location : Rear Of Building**Explanation : Vegetation Growth*

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%

2034

\$43,000

5

\$200

*Other Observation, Extent : N/A, Area Affected : 100%**Location : Electrical Room**Explanation : 400 Ampere Service Switch*

Switchgear / Switchboard

Molded Case Bkrs

100%

2034

\$43,000

5

\$200

Raceway

Conduit

90%

2034

\$32,800

1

Conduit

10%

2044

* *

1

Panelboards

Fused Disc Sw

5%

2042

* *

5

Molded Case Bkrs

90%

2033

\$17,800

5

\$200

Molded Case Bkrs

5%

2042

* *

5

Wiring

Braided Cloth

60% 2-4

\$19,800

2059

* *

1

*Insulation Aged, Extent : Moderate, Area Affected : 100%**Location : Throughout The Building*

Thermoplastic

30%

2034

\$9,900

1

Thermoplastic

10%

2044

* *

1

Motor Controllers

Locally Mounted

100%

2039

* *

5

\$100

Ground

Grounding Devices

Generic

100%

LIFE

* *

5

\$100

Lighting

Interior Lighting

Fluorescent

5%

2034

\$4,100

10

\$300

*Compact Fluorescent Light, Extent : Light, Area Affected : 100%**Location : Bookcase Sections*

LED

95%

2039

* *

Egress Lighting

Emergency, Battery

50%

2039

* *

10

\$900

Exit, Service

50%

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
WHITESTONE BRANCH LIBRARY
Asset # : 13319

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

Lighting

Exterior Lighting

HID	25%			2034	\$8,500	10		
No Component	75%							

Alarm

Security System

Generic	100%			2042	**	1	\$2,800	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Reading Areas And Outside Perimeter</i>								
<i>Explanation : Surveillance Cameras And Intrusion Alarm</i>								

Fire/Smoke Detection

Generic, Digital	100%			2039	**	1-3	\$4,500	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Manual Pull Stations, Alarm Bells, Smoke Detectors And Horns</i>								

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

Heating

Energy Source

Natural Gas	100%			2044	**	1		
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Conversion Equipment

Hot Water Boiler	100%			2032	\$77,500	1	\$3,600	
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>								
<i>Location : Boiler Room</i>								
<i>Explanation : 1 Unit</i>								

Distribution

Hot Wtr Piping/Pump	100%			2033	\$16,000	4	\$400	
<i>On Extended Life, Extent : Light, Area Affected : 90%</i>								
<i>Location : Throughout</i>								

Terminal Devices

Convactor/Radiator	50%			2032	\$29,800	1	\$1,200	
<i>On Extended Life, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout</i>								

Unit Heater - Hot Water	5%			2029	\$2,200			
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Other Observation, Extent : N/A, Area Affected : 100%
Location : Main Entrance Vestibule
Explanation : Cabinet Heater

No Component

45%
Other Observation, Extent : N/A, Area Affected : 0%
Location : Mechanical Room
Explanation : Water Cooled Packaged Unit With Hot Water Coil For Heating, Reported Under Air Conditioning

Air Conditioning

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

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

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

QUEENS PUBLIC LIBRARY - 039
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
Air Conditioning									
Energy Source									
	Electricity	100%			2042	* *	1		
Conversion Equipment									
	Water Cooled interior Pkg Unit	100%			2028	\$131,000	2		
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>									
<i>Location : Mechanical Room - Packaged Unit With Hot Water Coil For Heating</i>									
Heat Rejection									
	Dry Cooler	100%			2029	\$33,500	2	\$5,100	
Ventilation									
Distribution									
	Ductwork/Diffusers	100%			LIFE	* *	2-5	\$4,100	
Exhaust Fans									
	Roof	100%			2029	\$14,200	2	\$200	
Plumbing									
H/C Water Piping									
	Brass/Copper	100%			2034	\$93,700	1		
<i>On Extended Life, Extent : Light, Area Affected : 90%</i>									
<i>Location : Throughout</i>									
Water Heater With Tanks									
	Gas Fired	100%			2027	\$16,900	2		
<i>Other Observation, Extent : N/A, Area Affected : 100%</i>									
<i>Location : Boiler Room</i>									
<i>Explanation : 1 Unit, 30 Gallons</i>									
Sanitary Piping									
	Cast Iron	100%			LIFE	* *	1		
Storm Drain Piping									
	Cast Iron	100%			LIFE	* *	1		
Fixtures									
	Generic	100%							

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

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

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 31-Aug-2022 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 7772 **Lot** : 1 **BIN** : 4164306

CAPITAL

Total

Importance Code

Total

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$2,600			\$9,500
Interior Architecture	\$2,100	\$8,400	\$200	\$300
Electrical	\$600	\$700	\$600	\$7,200
Mechanical	\$400	\$500	\$800	\$17,300
Site Pavements	\$1,500			
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$14,400	\$16,800	\$8,900	\$41,500
Importance Code A	\$2,900	\$300	\$300	\$9,800
Importance Code B	\$9,900	\$16,500	\$8,600	\$31,700
Importance Code C	\$1,500			
Total	\$14,400	\$16,800	\$8,900	\$41,500



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		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	70%			LIFE	**	5	\$9,400	
Masonry: Fieldstone	20%			LIFE	**	5	\$2,000	
Pre-Cast Concrete	3%			LIFE	**	5	\$1,300	
Window Wall	7%	Now	\$1,400	2054	**	5	\$1,800	
<i>Glazing Broken/Cracked, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
Windows								
Aluminum	100%			2056	**	5	\$2,400	
Parapets								
Masonry: Brick	95%			LIFE	**	5	\$800	
Pre-Cast Concrete	5%			LIFE	**	5	\$300	
Roof								
Modified Bitumen	100%			2039	**	10	\$9,500	
Soffits								
Alum/Vinyl Siding	100%			2054	**	10		
Interior								
Floors								
Carpet	65%			2033	\$107,400	3	\$9,200	
Cast in Place Concrete	5%			LIFE	**	5	\$1,000	
Ceramic Tile	5%			2043	**	5	\$500	
Vinyl Tile	25%	Now	\$1,300	2039	**	3	\$900	
<i>Punct/Tear/Impact Damage, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Lobby</i>								
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%			2047	**	5	\$10,600	
Gypsum Board	10%	Now	\$800	LIFE	**	5	\$1,200	
<i>Broken/Missing Elements, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Custodian Office</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 5%</i>								
<i>Location : Custodian Office</i>								
Site Enclosure								
Fence/Gates								
Chain Link	100%			2054	**			
Retaining Walls								
Cast in Place Concrete	100%			2069	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2047	**			

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

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

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

QUEENS PUBLIC LIBRARY - 039
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

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

Site Pavements

On-Site Walkways

Cast in Place Concrete	100%	Now	\$1,500	2047		**		
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*Other Observation, Extent : Moderate, Area Affected : 10%**Location : Front Trench Drain**Explanation : Water Penetration At Front Of Building*

Parking/Driveway

Asphalt	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	Priority

Under 600 Volts

Service Equipment

Fused Disc Sw	100%			2054		**	5	
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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%			2054		**	5	\$200
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Raceway

Conduit	100%			2054		**	1	
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Panelboards

Fused Disc Sw	5%			2050		**	5	
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Molded Case Bkrs	95%			2050		**	5	\$200
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Wiring

Thermoplastic	100%			2054		**	1	
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Motor Controllers

Locally Mounted	100%			2047		**	5	
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Ground

Grounding Devices

Generic	100%			LIFE		**	5	\$100
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Lighting

Interior Lighting

Fluorescent	90%			2039		**	10	\$5,200
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*T-5 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : First And Second Floors*

Fluorescent	10%			2039		**	10	\$600
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*T-8 Lamps And Fixtures, Extent : Light, Area Affected : 100%**Location : Basement*

Egress Lighting

Emergency, Battery	50%			2039		**	10	\$800
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Exit, Service	50%			2039		**	1	
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Exterior Lighting

HID	30%			2039		**	10	
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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
WINDSOR PARK BRANCH LIBRARY
Asset # : 13320

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

Alarm

Security System Generic	100%			2039	**	1	\$2,400	
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Other Observation, Extent : Light, Area Affected : 100%
Location : Inside And Outside The Building
Explanation : CCTV Surveillance Cameras

Fire/Smoke Detection Generic, Digital	100%			2039	**	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, Fire Alarm Panel And Horns

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

Heating

Energy Source Natural Gas	100%			2054	**	1		
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Conversion Equipment Furnace	100%			2034	\$19,400	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%			2050	**	1		
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Conversion Equipment Ext Pkg Unit - Heating/Cooling	100%			2039	**	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%			2042	**	2	\$200	
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Plumbing

H/C Water Piping Brass/Copper	100%			2054	**	1		
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Water Heater With Tanks Gas Fired	100%			2029	\$16,900	2		
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Sanitary Piping Cast Iron	100%			LIFE	**	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		Priority
System	Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost
Plumbing								
	Sewage Ejector(s)							
	Electric	100%			2039	**	4	\$400
Fixtures								
	Generic	100%						
Vertical Transport								
Elevators								
	Hydraulic	100%			LIFE	**		
				<i>Other Observation, Extent : Light, Area Affected : 100%</i>				
				<i>Location : Sub-basement To 1st Floor</i>				
				<i>Explanation : 1 Unit</i>				

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

Print Date : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

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 : 20-Sep-2023 **Landmark Status** : NONE
Areas Surveyed : Basement, Floors 1
Block : 8856 **Lot** : 85 **BIN** : 4181578

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Interior Architecture	\$63,100	
Electrical		\$98,100
Mechanical		\$291,200
Total	\$63,100	\$389,300
Importance Code B	\$63,100	\$389,300
Total	\$63,100	\$389,300

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture	\$75,700		\$2,400	
Interior Architecture	\$75,500		\$3,300	\$1,500
Electrical	\$1,100	\$800	\$900	\$1,100
Mechanical	\$10,700	\$1,400	\$3,500	\$1,400
Site Enclosure	\$5,700			
Site Pavements	\$3,200			
Total	\$171,900	\$2,200	\$10,100	\$4,000
Importance Code A	\$76,600	\$900	\$3,300	\$900
Importance Code B	\$48,700	\$1,300	\$6,800	\$2,300
Importance Code C	\$46,700			\$800
Total	\$171,900	\$2,200	\$10,100	\$4,000



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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Cast Stone/Terra Cotta	5%	0-2	\$22,000	LIFE	**	5	\$8,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Building Facades</i>								
Masonry: Brick	85%			LIFE	**	5	\$37,900	
<i>Staining/Discoloring, Extent : Light, Area Affected : 5%</i>								
<i>Location : Front Facade</i>								
<i>Vegetation Growth, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : All Sides Of Building</i>								
Masonry: Limestone	10%	0-2	\$34,800	LIFE	**	5	\$1,700	
<i>Joint Mortar Miss/Erod, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Base Of Building At All Facades</i>								
<i>Vegetation Growth, Extent : Light, Area Affected : 10%</i>								
<i>Location : Right Side Of Building</i>								
Windows								
Aluminum	90%			2043	**	5	\$2,000	
Metal Louvers	10%			2038	**	10	\$1,400	
Parapets								
Not Accessible	100%							
Roof								
Not Accessible	100%							
Interior								
Floors								
Carpet	40%			2034		3	\$8,000	
Carpet	5%	0-2	\$1,200	2034		3	\$1,000	
<i>Staining/Discoloring, Extent : Light, Area Affected : 60%</i>								
<i>Location : Various Locations At Library</i>								
Cast in Place Concrete	5%	0-2	\$5,600	LIFE	**	5	\$1,500	
<i>Cracking/Crumbling, Extent : Light, Area Affected : 10%</i>								
<i>Location : Basement</i>								
<i>Paint Peeling, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Basement</i>								
Ceramic Tile	5%			2038	**	5	\$700	
Sheet Vinyl/Rubber	5%			2040	**	5	\$1,000	
Vinyl Tile	20%			2040	**	3	\$1,000	
Vinyl Tile 9" X 9"	20%	Now	\$63,100	2043	**	3	\$1,000	
<i>Uneven Substrate, Extent : Severe, Area Affected : 25%</i>								
<i>Location : Basement Corridor</i>								
<i>Worn/Eroded, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Closets And Program Room, Basement</i>								

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

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

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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Architecture	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Interior								
Interior Walls								
Ceramic Tile	5%			2044	**	5	\$1,700	
Concrete Masonry Unit	5%			LIFE	**	5	\$1,300	
Plaster	85%	Now	\$34,200	LIFE	**	5	\$8,500	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Bathroom In Basement, Lounge At Window And Mechanical Room At Window</i>								
<i>Water Penetration, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Bathroom In Basement, Lounge At Window And Mechanical Room At Window</i>								
Wood	5%			LIFE	**	5	\$13,300	
Ceilings								
Gypsum Board	80%			LIFE	**	5-10	\$36,500	
Plaster	20%	Now	\$4,000	LIFE	**	5	\$1,700	
<i>Cracking/Crumbling, Extent : Severe, Area Affected : 5%</i>								
<i>Location : Staff Bathroom In Basement And Mechanical Room</i>								
<i>Paint Peeling, Extent : Severe, Area Affected : 10%</i>								
<i>Location : Staff Bathroom In Basement, Lounge And Mechanical Room</i>								
Site Enclosure								
Fence/Gates								
Chain Link	40%			2055	**			
<i>Other Observation, Extent : Severe, Area Affected : 80%</i>								
<i>Location : Rear Of Building</i>								
<i>Explanation : Vegetation Growth</i>								
Iron Picket	15%	4+	\$3,400	2070	**			
<i>Corrosion/Rusting, Extent : Moderate, Area Affected : 40%</i>								
<i>Location : Various Locations. Throughout</i>								
Iron Picket	45%			2070	**			
Retaining Walls								
Cast in Place Concrete	100%	4+	\$2,300	2070	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 2%</i>								
<i>Location : Side Entrance To Basement From Sidewalk</i>								
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	95%			2040	**			
Cast in Place Concrete	5%	0-2	\$1,500	2048	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 15%</i>								
<i>Location : Front And Right Side Of Property</i>								
On-Site Walkways								
Cast in Place Concrete	100%	2-4	\$1,700	2048	**			
<i>Cracking/Crumbling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Various Locations. Front Ramp</i>								
<i>Spalling, Extent : Light, Area Affected : 5%</i>								
<i>Location : Steps At Rear From Side Yard</i>								

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

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

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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Electrical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2035	\$43,000	5	\$200	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Electrical Room</i>						
		<i>Explanation : Main Service Disconnect Switch Rated At 400 Amperes.</i>						
Raceway								
Conduit	80%			2035	\$29,200	1		
Conduit	20%			2045	**	1		
Panelboards								
Fused Disc Sw	10%			2043	**	5		
Molded Case Bkrs	80%			2034	\$15,800	5	\$200	
Molded Case Bkrs	10%			2043	**	5		
Wiring								
Thermoplastic	50%			2045	**	1		
Thermoplastic	50%			2035	\$16,500	1		
Motor Controllers								
Locally Mounted	100%			2033	\$23,700	5	\$100	
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$300	
Lighting								
Interior Lighting								
Fluorescent	100%			2035	\$98,100	10	\$8,100	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : T-8 Lamps</i>						
Egress Lighting								
Emergency, Battery	50%			2035	\$7,400	10	\$1,100	
Exit, Battery	50%			2035	\$5,100	10	\$300	
Alarm								
Security System								
Generic	100%			2043	**	1	\$3,300	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Reading Areas, Outside Perimeter</i>						
		<i>Explanation : CCTV Surveillance Camera</i>						
Fire/Smoke Detection								
Generic, Analog	100%			2035	\$22,700	1-3	\$5,600	
		<i>Other Observation, Extent : N/A, Area Affected : 100%</i>						
		<i>Location : Throughout The Building</i>						
		<i>Explanation : Manual Pull Stations, Alarm Bells</i>						

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

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

QUEENS PUBLIC LIBRARY - 039
WOODHAVEN BRANCH LIBRARY
Asset # : 13321

Mechanical		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2055	**	1		
Conversion Equipment								
Steam Boiler	100%			2040	**	1	\$8,800	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement Boiler Room</i>								
<i>Explanation : 1 Unit</i>								
Distribution								
Steam Piping/Pump	100%	2-4	\$3,500	2045	**			
<i>Insul. Deteriorating, Extent : Moderate, Area Affected : 70%</i>								
<i>Location : Basement Boiler Room</i>								
Terminal Devices								
Air Handler	30%			2030	\$49,600	1	\$1,600	
Convactor/Radiator	70%			2033	\$50,300	1	\$2,000	
Controls								
Electrical	100%			2030	\$48,800			
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : 1st Floor</i>								
<i>Explanation : Thermostat</i>								
Air Conditioning								
Energy Source								
Electricity	100%			2043	**	1		
Conversion Equipment								
Int Pkg Unit - Heating/Cooling	90%			2033	\$128,800	2	\$500	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100%</i>								
<i>Location : Basement</i>								
No Component	10%							
Heat Rejection								
Dry Cooler	100%	2-4	\$700	2035	\$36,300	2	\$4,900	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Roof</i>								
<i>Explanation : No Pipe Insulation</i>								
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$7,800	
Exhaust Fans								
Interior	70%			2035	\$27,300	2	\$200	
Roof	30%			2030	\$5,100	2	\$100	
Plumbing								
H/C Water Piping								
Brass/Copper	0%			2045	**	1		
Galvanized Steel	100%			2033	\$112,100	1		
Water Heater With Tanks								
Gas Fired	100%			2030	\$16,900	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
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									
	Sanitary Piping								
	Cast Iron	100%	2-4	\$2,200	LIFE	**	1		
<i>Blockage /Clogged, Extent : Moderate, Area Affected : 5%</i>									
<i>Location : Basement Bathroom</i>									
	Storm Drain Piping								
	Cast Iron	100%			LIFE	**	1		
	Sump Pump(s)								
	Submersible	100%			2028	\$300	4	\$300	
	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 : 13-Aug-2024

QUEENS PUBLIC LIBRARY - FY 2025

Asset Name : WOODSIDE BRANCH LIBRARY
Address : 54-22 SKILLMAN AVE.
Borough : QUEENS **Agency's Number** : WS
Program / Asset # : QPL0W64.000 / 13322 **Yr Built/Renovated** : 1931 / 1999
Area Sq Ft : 12,051 **Project Type** : QUEENS PUBLIC LIBRARY
Date of Survey : 01-Apr-2021 **Landmark Status** : NONE
Areas Surveyed : Basement, Roof, Floors 1,2
Block : 1317 **Lot** : 85 **BIN** : 4030847

CAPITAL	FY 2026 - 2029	FY 2030 - 2035
Exterior Architecture	\$449,700	\$58,500
Interior Architecture		\$98,800
Electrical	\$6,700	
Mechanical		\$200,600
Total	\$456,400	\$357,900
Importance Code A	\$449,700	\$58,500
Importance Code B	\$6,700	\$299,400
Total	\$456,400	\$357,900

EXPENSE	FY 2026	FY 2027	FY 2028	FY 2029
Exterior Architecture		\$7,300	\$1,000	
Interior Architecture	\$171,900		\$700	\$4,100
Electrical	\$10,300	\$13,100	\$500	\$300
Mechanical	\$1,700	\$18,200	\$6,700	\$1,300
Elevators/Escalators	\$7,200	\$7,200	\$7,200	\$7,200
Total	\$191,000	\$45,900	\$16,100	\$12,800
Importance Code A	\$1,000	\$8,500	\$2,000	\$1,000
Importance Code B	\$163,800	\$37,400	\$14,000	\$11,800
Importance Code C	\$26,200			
Total	\$191,000	\$45,900	\$16,100	\$12,800



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
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Architecture		Current Repair		Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Exterior								
Exterior Walls								
Masonry: Brick	85%	0-2	\$243,900	LIFE	**	5	\$29,900	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 20%</i>								
<i>Location : Brick Fcades</i>								
Masonry: Limestone	10%	0-2	\$205,800	LIFE	**	5	\$2,600	
<i>Staining/Discoloring, Extent : Moderate, Area Affected : 30%</i>								
<i>Location : Stone Base At Front Facade</i>								
Pre-Cast Concrete	5%			LIFE	**	5	\$5,700	
Windows								
Aluminum	100%			2048	**	5	\$2,000	
Parapets								
Masonry: Brick	72%			LIFE	**	5	\$600	
Masonry: Limestone	5%			LIFE	**	5	\$100	
<i>Other Observation, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Coping</i>								
<i>Explanation : Coping Covered With Metal</i>								
Metal Panel	3%			2052	**	5	\$100	
Metal: Cage/Fence	20%			2045	**	5-10	\$1,400	
Roof								
Asphalt Shingle	60%			2035	\$58,500	10	\$1,800	
Modified Bitumen	40%			2037	**	10	\$7,300	
Soffits								
Masonry: Limestone	100%			LIFE	**	5		
Interior								
Floors								
Carpet	40%	Now	\$126,400	2034	\$126,400	3	\$10,800	
<i>Punct/Tear/Impact Damage, Extent : Severe, Area Affected : 50%</i>								
<i>Location : Various</i>								
<i>Staining/Discoloring, Extent : Severe, Area Affected : 20%</i>								
<i>Location : Various</i>								
<i>Uneven Substrate, Extent : Severe, Area Affected : 30%</i>								
<i>Location : Various</i>								
Cast in Place Concrete	5%			LIFE	**	5	\$2,000	
Ceramic Tile	5%			2041	**	5	\$900	
Vinyl Tile	30%			2040	**	3	\$2,000	
Vinyl Tile	20%			2032	\$98,800	3	\$1,800	

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
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Architecture		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Interior								
Interior Walls								
Ceramic Tile	5%			2041	**	5	\$1,200	
Concrete Masonry Unit	10%			LIFE	**	5	\$1,000	
Plaster	80%	Now	\$24,000	LIFE	**	5	\$6,000	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Reading Area</i>								
Plaster	5%	Now	\$1,500	LIFE	**	5	\$400	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
Ceilings								
AcousTileSusp.Lay-In	5%			2045	**	5	\$900	
Exposed Struc: Wood	35%			LIFE	**			
Plaster	55%	Now	\$15,600	LIFE	**	5	\$6,500	
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Second Floor Reading Area</i>								
Plaster	5%	Now	\$2,800	LIFE	**	5	\$600	
<i>Cracking/Crumbling, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room</i>								
<i>Water Penetration, Extent : Moderate, Area Affected : 10%</i>								
<i>Location : Boiler Room And Staff Restroom</i>								
Site Enclosure								
Fence/Gates								
Iron Picket	100%			2067	**			
Retaining Walls								
Cast in Place Concrete	100%			2067	**			
Site Pavements								
Public Sidewalk								
Cast in Place Concrete	100%			2045	**			
On-Site Walkways								
Cast in Place Concrete	100%			2045	**			

Electrical		Current Repair		Future Replacement		Maintenance		
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	Priority
Under 600 Volts								
Service Equipment								
Molded Case Bkrs	100%			2032	\$43,000	5	\$300	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Electrical Room Basement</i>								
<i>Explanation : One 400 Ampere Main Disconnect Switch</i>								
Switchgear / Switchboard								
Molded Case Bkrs	100%			2032	\$43,000	5	\$300	

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QUEENS PUBLIC LIBRARY - 039
WOODSIDE BRANCH LIBRARY
Asset # : 13322

Electrical	Current Repair			Future Replacement		Maintenance		Priority
System Component Type	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Under 600 Volts								
Raceway								
Conduit	50%			2032	\$18,200	1		
Conduit	50%			2052	**	1		
Panelboards								
Fused Disc Sw	5%			2048	**	5		
Molded Case Bkrs	55%			2048	**	5	\$200	
Molded Case Bkrs	40%			2031	\$7,900	5	\$100	
Wiring								
Braided Cloth	30%	2-4	\$9,900	2057	**	1		
<i>Insulation Aged, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Upper Floors</i>								
Thermoplastic	60%			2052	**	1		
Thermoplastic	10%			2032	\$3,300	1		
Motor Controllers								
Locally Mounted	50%			2030	\$23,700	5		
Locally Mounted	50%			2045	**	5		
Ground								
Grounding Devices								
Generic	100%			LIFE	**	5	\$200	
Lighting								
Interior Lighting								
Fluorescent	95%			2037	**	10	\$10,500	
<i>T-8 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
Fluorescent	5%			2027	\$6,700	10	\$600	
<i>T-12 Lamps And Fixtures, Extent : Moderate, Area Affected : 100%</i>								
<i>Location : Basement</i>								
Egress Lighting								
Emergency, Battery	50%			2037	**	10	\$1,500	
Exit, Service	50%			2037	**	1		
Exterior Lighting								
LED	20%			2040	**			
No Component	80%							
Alarm								
Security System								
No Component	80%							
Generic	20%			2037	**	1	\$900	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Outside, Inside, Hallway, Reading Area And Exit Doors</i>								
<i>Explanation : CCTV Surveillance Cameras And Intrusion Alarm</i>								
Fire/Smoke Detection								
No Component	70%							
Generic, Digital	30%			2037	**	1-3	\$2,200	
<i>Other Observation, Extent : Light, Area Affected : 100%</i>								
<i>Location : Throughout The Building</i>								
<i>Explanation : Strobe Lights, Alarm Bell, Horns, Smoke Detectors, Pull Box And Fire Alarm Panel</i>								

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Mechanical System Component Type	Current Repair			Future Replacement		Maintenance		Priority
	% of Total	Fail Date (Years)	Estimated Cost	Year FY	Estimated Cost	Cycle (Yrs)	Estimated Cost	
Heating								
Energy Source								
Natural Gas	100%			2052	**	1		
Conversion Equipment								
Furnace	30%			2042	**	1	\$1,800	
Steam Boiler	70%			2045	**	1	\$8,400	
Distribution								
Ductwork/Diffusers	30%			LIFE	**	2-5	\$2,000	
Central Plant Steam Piping/Pmp	70%			2042	**	4	\$600	
<i>Abandoned in Place, Extent : Light, Area Affected : 2% Location : Basement, Condensate Return Pump</i>								
Terminal Devices								
Convactor/Radiator	70%			2037	**	1	\$2,700	
No Component	30%							
Air Conditioning								
Energy Source								
Electricity	100%			2040	**	1		
Conversion Equipment								
Ext Pkg Unit - Heating/Cooling	100%			2032	\$200,600	2	\$700	
<i>R-22 Refrigerant, Extent : Light, Area Affected : 100% Location : Roof</i>								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2	\$15,700	
Ventilation								
Distribution								
Ductwork/Diffusers	100%			LIFE	**	2-5	\$6,700	
Exhaust Fans								
Roof	25%			2032	\$5,800	2	\$100	
No Component	75%							
Plumbing								
H/C Water Piping								
Brass/Copper	100%			2042	**	1		
Water Heater With Tanks								
Gas Fired	100%			2027	\$16,900	2		
Sanitary Piping								
Cast Iron	100%			LIFE	**	1		
Storm Drain Piping								
Cast Iron	100%			LIFE	**	1		
Sump Pump(s)								
Non-Submersible	100%			2032	\$2,400	4	\$300	
Fixtures								
Generic	100%							
Vertical Transport								
Elevators								
Hydraulic	100%			LIFE	**			

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